

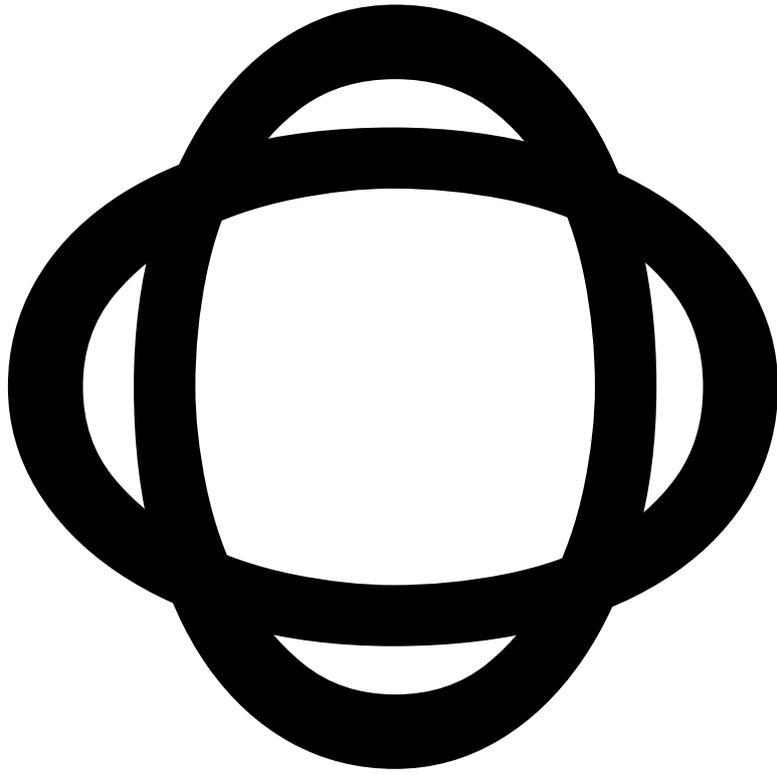
Open Call

51



Flanders
State of the Art

**TEAM
VLAAMS
BOUWMEESTER**



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On the website www.vlaamsbouwmeester.be/en you can apply for these Open Call projects until Friday 24 april 2026 , 11 a.m.

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

Foreword

With this new Open Call, I present to you six projects. I am pleased that the clients behind these projects are ambitious, put quality first, and have placed their trust in us to prepare the project file with them and accompany them through the procedure for appointing a design team.

Over the next five years, I will be placing the design of public space high on the agenda. I am therefore delighted that this theme runs through all the projects in this 51st edition of the Open Call. Public space helps to determine the quality of our daily lives and must be designed with the utmost care for and in consultation with its users.

Urban design and attention to public space will be the common thread in the redevelopment of a large social housing project in Dendermonde, the construction of public buildings in Herentals and Nieuwpoort, and the three assignments in Bonheiden, Halle and Ostend.

Housing needs will be another key theme in the ambition note that I will present at the end of April. In the coming months, I will issue specific calls to local authorities and housing corporations that

want to join us in tackling the housing challenge. Together, we can explore how we can develop a future-oriented vision on this and other themes and how we can increase the quality and social relevance of projects run by local authorities in general. The results of these six Open Call projects will undoubtedly also provide valuable insights in this regard.

I look forward to viewing the tenders of the design teams. As always, we will make a diverse selection from among them, together with the clients. After all, the diversity of the design research in the Open Call remains one of the great assets for achieving high-quality realizations. We will consult with the design teams about the present assignments and discuss the concepts with the clients. I therefore encourage you designers to submit your tenders and make your ambitions for these six projects known.

See you soon!

Véronique Claessens,
Flemish Government Architect





Dendermonde - REDEVELOPMENT OF A SOCIAL HOUSING COMPLEX

All-inclusive study assignment for the phased redevelopment of a social housing complex with integration of a services centre with community facilities in Dendermonde

COMMISSIONING AUTHORITY

stek92 BV

SITE LOCATION

Burgemeester Paul Hendrickxplein 1, 9200
Dendermonde

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 31,500,000

- Demolition of garage area and preparation for new construction: € 2,000,000
- Redevelopment of residential buildings, services centre with community facilities, layout of the surroundings and parking facilities: € 29,500,000

FEE (EXCL. VAT)

WiV 2006 contract for 'new construction and renovation'. The fee scales to be used are based on the number of housing units to be built or renovated. Any non-residential spaces or other parts of the project are covered by the same scale.

Stability and techniques in accordance with WiV guidelines – model contract type RI – 2005.

AWARD

For those who are not selected but submit a valid tender, a fee of € 10,000 per valid first tender will be provided (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

4 selected candidates

SELECTION GUIDELINES

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

[selection guidelines 5101 Dendermonde](#)







Project description

In consultation with the city of Dendermonde, the housing corporation stek92 wants to realize a high-quality, mixed social project by redeveloping three existing residential buildings and a garage area. The project, with an estimated total budget of € 31,500,000 (excl. VAT and fees), will deliver a future-proof, high-quality housing environment that is fully integrated in its context. A total of approximately 175 new social housing units for senior citizens will be created, supplemented by a services centre with community facilities.

The social housing corporation stek92 is committed to creating high-quality, affordable and sustainable housing in Flanders. Its mission – to create future-oriented housing environments that strengthen social cohesion – forms the basis for this strategic project. With this development, stek92 wants not only to respond to current housing needs, but also to contribute to a sustainable and inclusive society.

The project site is located in a historic garden city of Dendermonde, a district with a recognizable urban structure, lots of greenery and a distinct architectural identity. This characteristic environment offers a unique opportunity to realize a contemporary housing project that deals respectfully with the context while responding to today's needs.

An in-depth redevelopment of the three existing residential buildings is urgently needed. They present serious structural problems, such as concrete rot and outdated, energy-inefficient technical equipment. The interiors no longer meet present-day occupation standards for living area and living quality.

The development of an underutilized garage area is an important opportunity for this project. The transformation of this space in function of a full-fledged residential programme is a unique opportunity to use the site more efficiently and enable a phased relocation.

The client is aiming for a high-quality redevelopment that is fully in line with the design guidelines and financing model of Wonen in Vlaanderen (WiV, Living in Flanders). The ambition is to create a sustainable, energy-efficient and socially integrated living environment that fits in with the existing garden city in architectural, spatial and functional terms.

The objective is to retain the existing number of storeys and the offer of housing types 1/2. The ground floor of building 4 (Residentie Zonnebloem) currently houses a services centre with community facilities. A change of function is being considered to enable the integration of social housing. The complete decoupling of the existing LDC Zonnebloem services centre from the residential buildings is desirable. The services provided by the services centre will continue to be guaranteed during the works.

The relation between the residential buildings, the private or collective outdoor space and the public space needs to be thoroughly rethought. The accessibility of the district and the surrounding green spaces play a crucial role in promoting social interaction and liveability. A comprehensive vision must be set out for the redevelopment of the three inner courtyards. In addition, a study must be carried out in relation to mobility, parking facilities and bicycle parking spaces.

The social housing corporation stek92 aims to develop affordable housing with a focus on senior citizens, paying particular attention to accessibility and community building. The corporation has in mind a contemporary design in harmony with its surroundings, prioritizing budget-friendly architecture and use of materials but also sustainable and circular design. The assignment comprises several construction phases, with the realization of a residential building on the former site of the garage area and building 1 (Residentie Vlasbloem) corresponding to the first phase.

The design team is asked to explore creative and cost-conscious solutions within social housing standards, as well as to consider how the project can contribute to a sustainable and inclusive society.













Herentals – CITY RECEPTION HALL

The all-inclusive study assignment for the construction of a city reception hall with above-ground parking and the expansion and construction of the city park in Herentals

COMMISSIONING AUTHORITY

Herentals city authorities

SITE LOCATION

Grote Markt 41, 2200 Herentals

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 7,600,000

- City reception hall: € 6,400,000
- Layout of the surroundings (car park + park):
€ 1,200,000

FEE (EXCL. VAT)

- General fee percentage for the new construction:
11.5%
- Layout of the surroundings: 9%

AWARD

Those selected who are not awarded the contract but who submit a valid tender will receive a fee of € 10,000 per valid first tender (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

4 selected candidates

SELECTION GUIDELINES

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

[selection guidelines 5102 Herentals](#)







Project description

The city of Herentals is fully committed to strengthening its city centre with the construction of a new city reception hall on the site of the current reception hall 't Hof and the construction of a green, above-ground city-centre car park with a capacity of approximately 170 cars. A new park area will be developed on the south side of the site. With this integrated urban development, Herentals is investing in a multifunctional and future-oriented public infrastructure. A construction budget of € 7,600,000, excl. VAT and fees, has been allocated for the realization of the project.

The city of Herentals is on the eve of a major redevelopment of the Schaliken inner area, the link between the city park and the Grote Markt. What used to be a fragmented private parking and green area has gradually been transformed since 2010 into a high-quality and future-oriented urban district. The city has pursued a strategic acquisition policy with a view to completely upgrading the area. In 2016 the first phase of development took place with the redevelopment of the city park and the construction of a temporary car park.

In preparation for this assignment, a clear programme of requirements was drawn up through a participatory process involving citizens, associations and advisory boards. A recently approved urban development study specified these requirements in function of the site and set out the spatial preconditions. Due to a change in budgetary circumstances, the project has been adjusted, while retaining the spatial ambitions of the urban development study. Herentals is sticking to its long-term vision for a sustainable city centre, with more space for social interaction, greenery and safe mobility.

The city reception hall will be a multifunctional and flexible building, consisting of three complementary parts:

- an event hall with standing capacity for approx. 1,000 people
- a multipurpose hall with seating capacity for approx. 250 people
- space for a youth centre with standing capacity for approx. 300 people

A lively base facing the park and the Grote Markt connects the building in a natural manner with the public space. The city reception hall must become a recognizable and representative attraction in

this key location, while also being a model of sustainable architecture and responsible use of space in a prime location in Herentals.

Based on mobility studies and parking-related calculations, Herentals has made a well-considered decision in favour of an above-ground car park with a capacity of approximately 170 parking spaces, an expansion of the existing parking capacity by approximately 95 spaces. This choice fits within a broader sustainable mobility strategy for the city centre and anticipates the planned redevelopment of Augustijnenlaan and Belgiëlaan into a green-blue urban boulevard. Parking spaces along this axis and on the Grote Markt will be gradually phased out in the coming years and bundled into three strategic city-centre car parks. This will free up space elsewhere for depaving and greening.

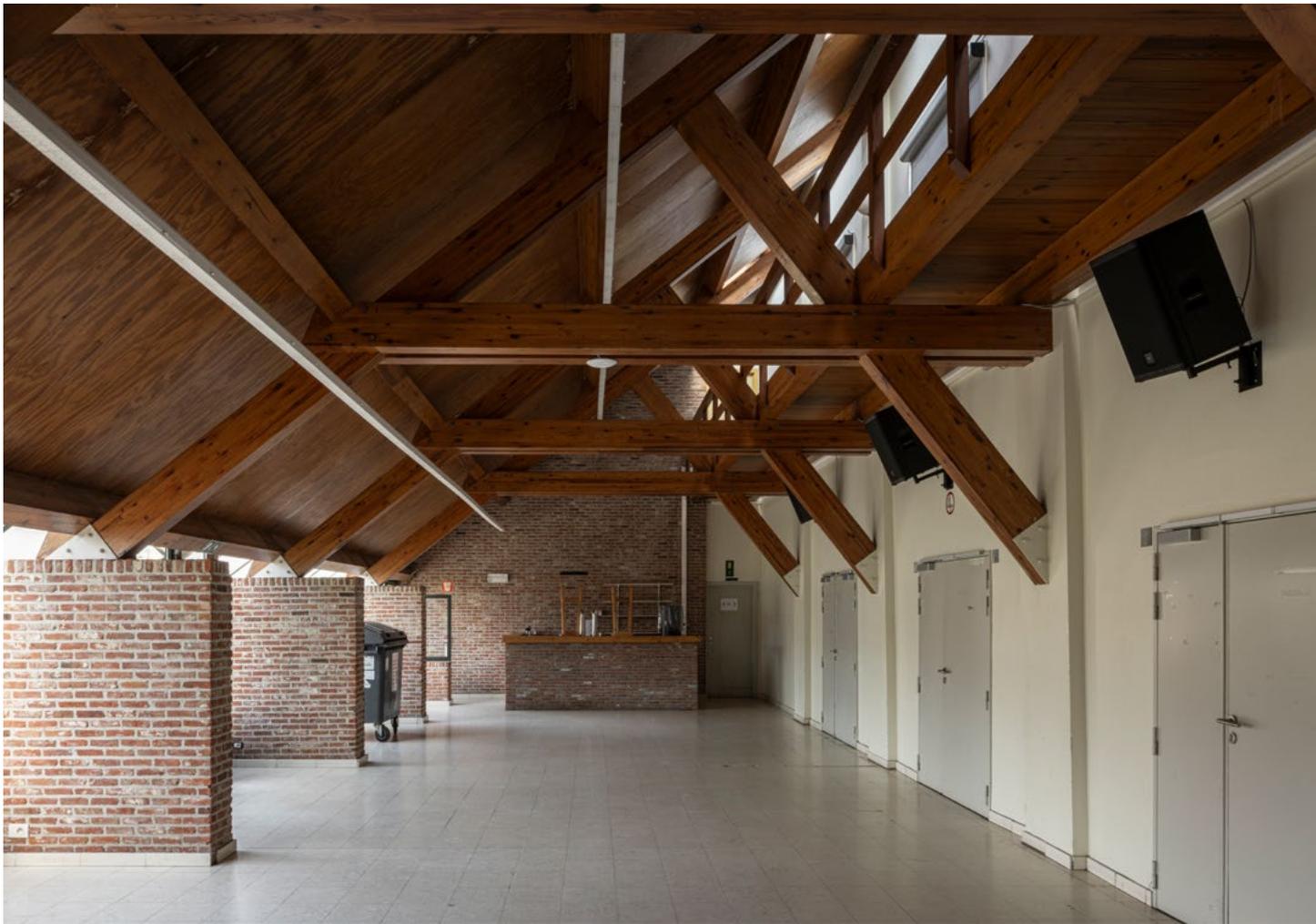
Safe and clear routes for cyclists and pedestrians through the centre and on the site are essential. As much as possible, motorized traffic will be kept out of the Grote Markt side, with clear access via Belgiëlaan. Easy access to both the above-ground car park and the existing underground car park is essential. Logistical flows from the city reception hall and surrounding businesses via the car park require thoughtful and careful integration.

The entire layout of the surroundings will be a model of climate-proof public space and will respond to the climate challenges facing the city centre. A pleasant green environment with maximum depaving, the planting of new trees, sufficient tree cover and above-ground water collection are starting points for the design.

In the southern part, a new park area will strengthen the relation between the cultural centre and Zandstraat, on the one hand, and the new city reception hall and Grote Markt, on the other. This will be an attraction for young and old and its layout will complement the existing city park. Pleasant seating areas, child-friendly spaces and good lighting will contribute to this. On the Grote Markt side, the development should set the tone for a new, greener future for the car-free city square. Maximum depaving and greening are also key starting points for the design here.

With this Open Call, the city of Herentals is looking for an ambitious, multidisciplinary design team to take on this integrated study assignment and accompany it through to final delivery, within a clear and tight schedule. Herentals invites designers to help build a leverage project for sustainable urban development in the heart of the city.













Nieuwpoort – ENTRANCE AREA AND BEACH BUILDING

Preparation of a master plan for the entrance area of Nieuwpoort-Bad and all-inclusive study assignment for the construction of a multifunctional beach building in Nieuwpoort

COMMISSIONING AUTHORITY

Nieuwpoort city authorities

SITE LOCATION

- Nieuwpoort-Bad entrance area:
Veurnestraat between Albert I laan and Zeedijk,
Zeedijk between Veurnestraat up to and including
Maria Hendrikaplein, Lombardsijdestraat up to
Dienstweg Havengeul and Albert I laan between
Hendrikaplein and Rik Woutersweg
- Multifunctional beach building:
on the beach in front of Hendrikaplein

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

Multifunctional beach building: € 2,479,000

FEE (EXCL. VAT)

- Master plan: € 95,000
- General fee percentage for the new construction:
13%

AWARD)

Those selected who are not awarded the contract but who submit a valid tender will receive a fee of € 10,000 per valid first tender (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

5 selected candidates

SELECTION GUIDELINES

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

[selection guidelines 5103 Nieuwpoort](#)







Project description

With the drafting of a master plan for the entrance area of Nieuwpoort-Bad, the city wants to establish the vision and outlines for an accessible, coast-resistant and green public domain. In addition, the city wants to erect an accessible multifunctional beach building as a visually defining part of this master plan. The building will have a unique location on the beach. This requires an approach that combines state-of-the-art architecture with a special focus on the context. The public space and the beach building must together form a recognizable and inviting whole that provides a generous welcome to residents of and visitors to Nieuwpoort-Bad.

The current entrance area to Nieuwpoort-Bad no longer meets the expectations of a modern coastal city. Visitors reach the beach via Albert I laan, where cars reign supreme, with wide parking areas on both sides of the road. Hendrikaplein, which connects to this road, is completely paved and mainly used as a car park.

With the new master plan, the city wants to aim for a more accessible public domain, with more space for pedestrians and cyclists. The design should organize the public space and guide visitors to the beach building and the beach. The master plan and the design for the beach building can therefore not be considered separately.

With the master plan, the city wants to develop a vision for Albert I laan and examine whether relocating the tram stop could contribute to a more inviting and visible walking and cycling route to the beach. The new Hendrikaplein will be an important link in this route. The city's ambition is to significantly improve the quality of the space here. The underground car park will be retained, but above-ground parking will no longer be possible. In addition, the outdated tourist office on the square will be demolished. The tourist office will move to the restored Villa Hurlebise. Hendrikaplein can thus become a generous resting place with sufficient greenery and pleasant seating areas, both in the sun and shade and out of the wind.

On the beach and in dialogue with Hendrikaplein, the city wants to realize a multifunctional beach building. It should be a special pavilion that marks out Nieuwpoort and is a top attraction for the many visitors to Nieuwpoort.

The versatile beach building will bring together

important facilities that will improve the quality of beach visits. The building will ensure full accessibility to the beach for people with disabilities and will house safety facilities (lifeguard service and first aid post) and leisure facilities (public toilets, changing rooms, multipurpose room, beach library and outdoor sports and training area). Combining these services will ensure the efficient use of space, but can also create synergies between the various functions. The beach building will be a central landmark of the Nieuwpoort-Bad tourist resort with its own unique identity.

Due to the ownership structure and differences in timing, four projects are planned in the short and medium term to upgrade the entrance area of Nieuwpoort-Bad:

- In the short term (the next 5 years), the city wants to erect a new multifunctional beach building, renovate Hendrikaplein and redevelop the adjacent section of the Zeedijk.
- In the medium term (the next 6 to 10 years), the city wants to redevelop part of Albert I laan (between Hendrikaplein and Elisalaan).

To carry out these four projects in a coherent and high-quality manner, the city wishes to have a single master plan drawn up.

The assignment for the master plan concerns the vision for the entire project area and the development of a preliminary design for Hendrikaplein. The implementation of this design is not included in the assignment. However, the city is envisioning a full study assignment for the construction of the multifunctional beach building.













Bonheiden - REDESIGN OF VILLAGE CENTRE

All-inclusive study assignment for the redevelopment of the village centre of Bonheiden

COMMISSIONING AUTHORITY

Bonheiden municipal authorities

SITE LOCATION

Kerkplein in 2820 Bonheiden

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 2,066,116

FEE (EXCL. VAT)

General fee percentage for the layout of the surroundings: 12.5%

AWARD (EXCL. VAT)

Those selected who are not awarded the contract but who submit a valid tender will receive a fee of € 10,000 per valid first tender (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

4 selected candidates

SELECTION GUIDELINES

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

[selection guidelines 5104 Bonheiden](#)







Project description

The municipal authorities of Bonheiden are looking for a designer to transform the area around the Onze-Lieve-Vrouwekerk church in the heart of the village into a climate-resilient space where people can spend time. In order to be able to realize the ambitions for the Kerkplein church square, a (mobility) strategy will also have to be drawn up at neighbourhood-level that elaborates on the concepts from the mobility plan. The assignment also includes an intensive participation and communication process to achieve a widely supported transformation. The municipality has allocated an implementation budget of € 2,000,000 (excl. VAT and fees) for this project.

The square around the Onze-Lieve-Vrouwekerk church forms the village centre of the municipality of Bonheiden. It is mainly surrounded by low-rise residential buildings with some retailers and catering establishments. On the south side, the square is bordered by the central axis Mechelsesteenweg – Dorp – Rijmenamseweg, an important regional access road for a wider area east of Mechelen. Adjacent to the square and belonging to two historically valuable buildings is the August Gillétuin garden. This small green oasis is named after the Belgian sculptor and painter who lived in Bonheiden for much of his life. The neo-Gothic Onze-Lieve-Vrouwekerk church, located in the centre of the Kerkplein church square, divides the public space in two. Both the north and south sides are arranged as car parks, with limited greenery. The square is partially closed to traffic on Wednesdays for the weekly market and completely closed three times a year for the fair.

The village centre should be a meeting place for all residents of the municipality, but today it mainly serves as a traffic area. The paved car park lacks cohesion, there is a lack of high-quality space where people can spend time, and traffic safety leaves much to be desired. The municipality of Bonheiden wants to renovate the village centre by redesigning the area around the church, including the Dorp zone and the August Gillétuin. The assignment includes the transformation of the public domain from façade to façade into a climate-proof, inclusive and pleasant area where people can spend time and that is tailored to vulnerable road users. The ambition is to depave Kerkplein as much as possible, add tree cover and increase water

storage. After all, green and blue spaces in the built environment offer numerous advantages: they ensure a healthier environment, greater biodiversity, less air pollution, less noise pollution and cooling during periods of great heat. Neighbourhood greenery can also contribute to social cohesion and the quality of life of residents.

If these ambitions are to be realized, it will be difficult to retain all existing functions on the square. That is why the municipal authorities want to work with a designer to look for suitable alternatives where necessary. In addition to the all-inclusive study assignment for the redevelopment of the village centre, the project also includes the preparation of a (mobility) strategy for a wider area, so that the number of parking spaces on Kerkplein can be phased out. The integration of slow connections to the existing car parks at the town hall, De Meent, De Wissel and Muizensteenweg is an opportunity that we should not ignore. The valuable concepts from the mobility plan relating to traffic circulation and the segmentation of the thoroughfare need to be explored in more depth in relation to the ambitions for Kerkplein.

In addition to a mobility plan, the municipality has also had a master plan and a visual quality plan drawn up in the past. In order to define the relation between Kerkplein and its surroundings, it will be important to harmonize with these studies. Preliminary archaeological research has shown that there is an old cemetery under Kerkplein. The design will have to take archaeological finds into account, about which the trench investigation that has already been commissioned will provide more information.

The probability of success of this transformation project is proportional to the involvement of all stakeholders. The assignment therefore includes an intensive communication and participation process with residents and stakeholders in order to arrive at a widely supported and feasible design. A campaign and information sessions will be used to spread a compelling story about improving the quality of life in the village centre. Participation events such as neighbourhood walks and tree planting campaigns should increase involvement in the project. Trial set-ups and temporary interventions can also play a role in this. The municipality will also put together a citizens' council so that local expertise can be called upon to feed into the design during co-creative workshops.

Finally, the municipality of Bonheiden is actively



committed to bringing residents and visitors into contact with various art forms through the 'Kunst Op Straat' (Art in the Street) project. This initiative literally brings art to the public and stimulates a sense of wonder as well as dialogue and connection. The ambition is to also integrate an art project into the transformation of Kerkplein.

The municipal authorities have set a strict timeline for the implementation of this assignment and wish to complete the redevelopment of Kerkplein by 2029.











Ostend - PARC ROYAL MASTER PLAN

The preparation of a master plan and development strategy for Parc Royal and the all-inclusive study assignment for the public space of the Thermae Palace sub-area

COMMISSIONING AUTHORITY

Ostend city authorities

SITE LOCATION

Area between Parijsstraat, Wellingtonstraat and Nieuwpoortsesteenweg, Leopold Van Tyghemlaan and Northlaan, and the seafront and beach. The zone for the public-space study assignment is bordered by the Royal Galleries and the Thermae Palace, Koningin Astridlaan, and the western edge of Koningspark.

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND EXCL FEES)

Implementation budget for the public space of the Thermae Palace sub-project: € 1,239,669

FEE (EXCL. VAT)

- Fixed fee for the master plan: € 289,256
- Fee percentage for the all-inclusive study assignment for the layout of the surroundings: 10%

AWARD (EXCL. VAT)

Those selected who are not awarded the contract but who submit a valid tender will receive a fee of € 15,000 per valid first tender (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

4 selected candidates

SELECTION GUIDELINES

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guidelines 5105 Ostend](#)







Project description

The city authorities of Ostend are looking for a designer to draw up a master plan for Parc Royal, an iconic site by the sea that brings together heritage, climate adaptation, mobility and inclusion. The process comprises two phases: the preparation of a master plan and development strategy for Parc Royal and the all-inclusive study assignment for the public space of a first sub-project, Thermae Palace. The city of Ostend has allocated € 289,256 excl. VAT for the master plan, participation and communication, and € 1,239,669 excl. VAT and fees for the study assignment.

Ostend, the city by the sea, is the beating heart of the Belgian coast. With 72,500 inhabitants and an urban agglomeration of 150,000 inhabitants, it welcomes more than 450,000 overnight tourists every year. With its dynamism, rich maritime history and distinct cultural tradition, Ostend combines ruggedness with refinement.

The study area for this assignment appeals to the imagination: it is an area where Belgium literally opens up to the North Sea. Here, iconic buildings – the Royal Galleries, the Thermae Palace, the Royal Villa, the Wellington Hippodrome and the modernist Royal Palace apartment block – are surrounded by a Belle Époque district and the Westerkwartier, a lively working-class neighbourhood. Besides heritage, it is home to contemporary facilities such as the library, the Kaap arts centre and the Klief rehabilitation centre. It is a place where past and future, land and sea meet. It is also a place of contrasts, confusion and controversy. How can we continue to appreciate the visionary urban talents of Leopold II without ignoring the dark, inhuman legacy of the colonial period?

After the demolition of the swimming pool complex on Koninginnelaan in 2023, a 1.3 hectare site became available. This was the starting point for an ambitious project: the construction of a new park, embedded in a broader vision for the entire area. The site is both strategic and vulnerable: centrally located in the city, right by the sea, but under pressure from climate change. The master plan must therefore focus strongly on a water-robust, drought- and heat-resistant city, while at the same time telling a story that weaves together heritage, mobility, culture and social inclusion.

Through the redevelopment of this site, the city explicitly wants to initiate a dialogue about colonialism and social justice, linked to the legacy of Leopold II. Historical landmarks such as the Thermae Palace and the Venetian Galleries remain crucial, but the design must also accommodate powerful new narratives.

Parc Royal must therefore become an inclusive meeting place: a green lung for Ostend with shelters in the event of heat stress, spaces for care and mental health, play and reflection. The location offers opportunities for a pilot project on sustainable energy and a model for multimodal mobility, with a new focus on pedestrians, cyclists and public transport. Recreation, soft mobility and an open, accessible public space – the so-called third place – are central.

The plan must be supported by the city, its residents, visitors and all stakeholders involved. The city wants the people of Ostend and directly concerned partners to be involved in the creation of this project with regard to both content and form. The partners that are active on or near the site include the library, Thermae Palace / Restotel, Klief, the Royal Racing Club, surf club Inside Outside, Kaap, etc. The designers are expected to provide space for this aspect, together with the city's participation officer, from the very beginning. Naturally, the city is also committed to continuous communication about the progress of the project. The designer and the city will work closely together to achieve this.

The designer is challenged to develop an integrated and innovative vision with an accompanying strategy. We are looking for well-considered and feasible solutions in the short and longer term, including a view to a possible distant future and a step-by-step approach to achieve this. A first step in the implementation of the master plan is the redevelopment of the area around Thermae Palace. After the demolition of the swimming pool in 2023, a spacious open area was created, centrally located on the coastline, in the middle of the city: a location that attracts everyone's attention. The administrative team has firmly anchored the transformation from building to park in this specific location in the administrative agreement. The realization of this sub-area of Parc Royal is planned for 2028–29.













Halle - STATION AREA MASTER PLAN

Preparation of a master plan for the design of the (outdoor) space and the integrated infrastructure design of quays, bicycle infrastructure, pedestrian and platform bridges, platforms and stop infrastructure in the station area of Halle

COMMISSIONING AUTHORITY

Flemish Brabant provincial authorities

SITE LOCATION

The project area is located at Halle station and is bordered by Willamekaai, Nederhem, Vandenpeereboomstraat and Bospoortbrug.

FEE (EXCL. VAT)

Fixed fee: € 152,820

AWARD (EXCL. VAT)

Those selected who are not awarded the contract but who submit a valid tender will receive a fee of € 12,000 per valid first tender (in accordance with amended Article 12/9 of the Public Procurement Act).

SELECTION RESTRICTION

4 selected candidates

SELECTION GUIDELINES

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

[selection guidelines 5106 Halle](#)







Project description

The local authorities of Heist-op-den-Berg want to build a new administrative centre with library on the site of the current library. This new building will be linked to the cultural centre and a new town square to be constructed. The client has allocated a budget of € 21,250,000 (excl. VAT and fee) for this project.

The local authorities of Heist-op-den-Berg want to build a new administrative centre (AC). This AC should become the central, warm 'house of the people of Heist' which everyone can turn to for all services provided by the municipality and the Public Centre for Social Welfare (OCMW). The municipality of Heist-op-den-Berg is a rural municipality with a small-town centre in the making, but it is the fourth largest municipality in the province of Antwerp. The AC will have to be able to provide central services to 44,000 inhabitants from six boroughs.

The new AC will be built in the heart of the centre next to the Zwaneberg Cultural Centre, on the site of the current library. To realize this, the current library will be demolished. It is the municipality's ambition to create a new town square on that site where the cultural centre and the municipal administrative services centre will be functionally and spatially linked with a new library. At the same time, the ambition is to use the new town square to strengthen the centre of Heist-op-den-Berg and rekindle the green, village-like experience. The municipality wants the site to become a site of social interaction, a climate-adaptive and green environment with a high staying quality close to the shopping centre.

The mobility issue requires special attention. Visitors to the AC will come from the wider area, making proper multimodal accessibility to the site an important challenge. The municipality is very keen on facilitating travel on foot and by bicycle from the surrounding area to the AC. Furthermore, the AC should be integrally accessible and user-friendly. Users should be welcomed in a spacious reception area and guided by means of legible and efficient circulation to the various public services.

Earlier, the municipality drew up a feasibility study for the construction of this AC. This included a very complete and clear programme of requirements and how this programme of requirements fits in spatially with the immediate

and wider surroundings. Both the feasibility study and the Spatial Implementation Plan (SIP) for this area outline the design of the new AC and the surrounding public space.

Key challenges for the new AC are:

- Creating a new and recognizable AC with a new library that is inviting and facilitates social interaction and cross-pollination. The AC should be a new beacon in Heist-op-den-Berg.
- Making the AC into a model of sustainable and climate-adaptive building.
- Integrating logically the programme for the AC with library on the site and in its surroundings. The building should interact dynamically with the Zwaneberg Cultural Centre by accommodating potential complementary functions while strengthening the connection with the shopping centre and the wider surroundings.
- Developing the town square as a vibrant, attractive, green and climate-adaptive public space, for meeting, reposing and welcoming. Among other things, the square supports the functional integration of the buildings on the site and is connected by slow roads to the shopping centre and surrounding residential areas.
- Multimodal above-ground short-term parking provided, with space for short-term parking and easy connections to other modes of transport.
- Citizens should be able to experience the new AC as an accessible and dynamic environment, where people are welcome, can be provided with all necessary services and can visit a renewed library concept. The reception area must become the reception area of our municipality, with its own identity and distinctiveness.
- The lower floors of the AC will be designed with the citizens in mind; the upper floors as an optimal work environment for employees where collaboration, networking and well-being are facilitated.
- The new AC should be flexible and adaptable. The designer should take into account dual use, the integration of complementary functions and space for a possible expansion of the municipality's services.

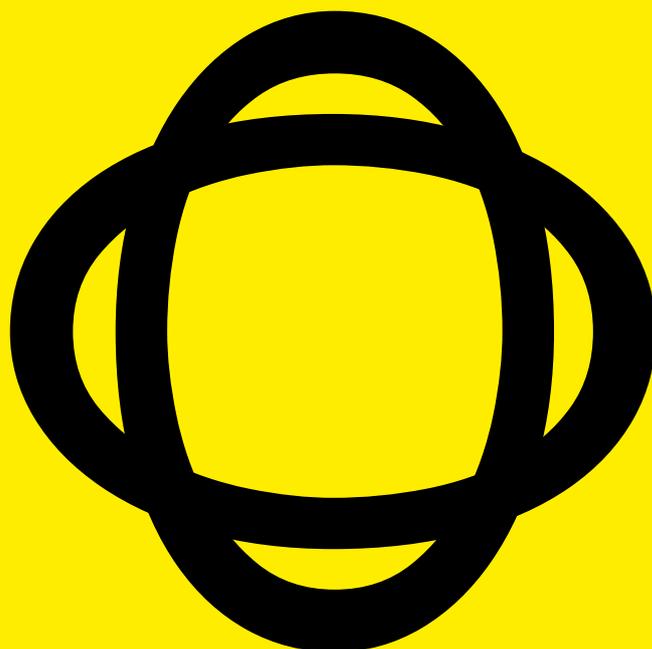
For this assignment, the Decree 'Commissioned Art' (1 March 2019) will apply. The appointment of an artist will be part of a separate procedure. The designers are expected to consult with the artist and do what is necessary to integrate his/her work into their design.











design

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Team Vlaams Bouwmeester

photography

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Digital version of the orthophoto's, mid scale, colour (winter 2025)
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