

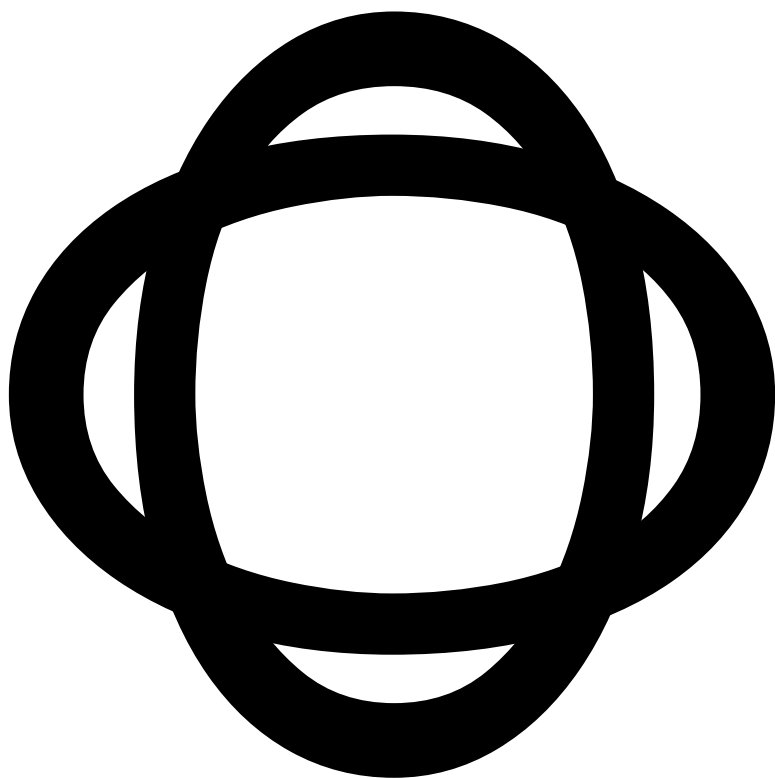
Open Call

52



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 13 november 2026 , 11 a.m. (GMT+1)

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 52nd edition of the Open Call, we present six ambitious projects in which the power of good public commissioning becomes tangible. Vision and execution go hand in hand here: concrete realizations become the driving force for turning social ambitions into reality. I am delighted that, together with us, these clients are willing to invest in high-quality, future-oriented architecture and in an open procedure to appoint the most suitable design team.

The assignments are diverse, but all share a clear commitment to repurposing: instead of razing and replacing, they work with the spatial, social and material value of what already exists. In Ghent, an integrated design is being sought for the renewal and centralization of the Ghent Police Zone premises, a design that re-examines the buildings and their surroundings as a single entity. In Hamont-Achel and Lennik, the Ursuline Convent and the historic Vetrkot site will be given a new lease of life as accessible leisure venues centred on social interaction and personal development. Repurposing is here a means to link heritage with contemporary needs.

Housing is also a key component of this edition. At Zypteland in Kortrijk, Mierennest in Belsele and Ter Doenaert in Marke, the renewal of social housing estates is essential. By taking existing neighbourhoods and buildings along with their qualities as a starting point, these projects connect renovation and conversion to densification, quality of life and social cohesion. Repurposing is here not merely a structural choice, but a means of sustainably embedding affordable, high-quality housing in well-located, vibrant neighbourhoods.

These six projects thus address the three priority areas set out in my ambition note Public Project. The residential projects combine affordable, high-quality housing with a careful approach to the existing environment. The housing assignment

is approached comprehensively, with a focus on accessibility and social cohesion. A strong emphasis is placed throughout on caring for a democratic and inclusive public space. In the residential areas, public and green spaces support community life. The Ursuline and Vetrkot sites are to develop into open 'third places' for a diverse range of users. Even at the secure police site in Ghent, the design of a high-quality reception area and the relationship with the city are essential components of the assignment.

Public and communal space is not an afterthought here, but a starting point for the creation of a liveable and connected environment.

Lastly, what I called 'responsible design' forms the common thread running through all these projects. Responsible design underlies the importance of the repurposing that connects these six projects. In each case, the clients asked themselves the fundamental question set out in Public Project: is a new build necessary, or can reuse and transformation offer a full-fledged and ambitious alternative? By treating existing heritage, space, materials and resources with care, unnecessary demolition and additional land take can be avoided. At the same time, repurposing offers an opportunity to realize new programmes, collective facilities, inclusive public spaces and affordable housing. The six projects demonstrate in concrete terms how ecological, spatial and social concerns can come together, and how public clients can take responsibility for what already exists as well as for what future generations will need.

I invite all designers to submit their entries and show how vision can become reality.

See you soon!

Véronique Claessens, Flemish Government
Architect





Gent - POLICE PREMISES

All-inclusive study assignment for the refurbishment project for the premises and centralization of the Ghent Police Zone.

COMMISSIONING AUTHORITY

Politiezone Gent

SITE LOCATION

Antonius Triestlaan 12, 9000 Gent

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

- Fixed assignment: € 80,500,000, based on 2026, to be index-linked.
- Conditional assignments combined: indicative € 4,000,000, based on 2026. The amount is subject to further refinement and will be confirmed for each part upon the award of the conditional parts.

FEE (EXCL. VAT)

- new-build works, preparatory works, conditional assignment for police-specific technology: 9.1%
- renovation/restoration: 12.2%
- layout of the surroundings on both private and public land: 9.5%

Conditional assignment for the coordination and integration of furnishings and loose furniture: 0.5%

AWARD

€ 30,000 per valid initial tender (in accordance with the 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 5201 Ghent](#)







Project description

The Ghent Police Zone wants to centralize its services and premises for 1,100 staff at the site of the Ghent General Police Centre (APG). A multifunctional team will be appointed to undertake the integrated assignment comprising new-build works, renovation, the restoration of listed heritage and the layout of the surroundings on this site. The Ghent Police Zone envisions a fixed part with a budget of € 80,500,000 excl. VAT and fees, and two conditional parts with a combined indicative budget of € 4,000,000 excl. VAT and fees.

The site of the Ghent General Police Centre (APG) currently forms the operational heart of the Ghent Police Zone. The site, situated alongside the R40, comprises seven buildings, including the listed Deynze Convent, and is in part located within a listed cityscape. The central police services will be brought together at this location. The site must accommodate approximately 1,100 staff – a significant proportion of whom work on a permanent operational basis (24/7) – as well as secure custody facilities, logistical functions and the associated fleet of service vehicles. The public-oriented functions require a clear presence and the careful organization of reception and visitor flows.

The existing buildings and infrastructure no longer meet the organization's needs. This assignment is an opportunity to transform a fragmented and outdated site into a cohesive, future-proof police site that strengthens cooperation between departments, supports operational efficiency and promotes the sustainable use of space. The ambition is to create a contemporary police infrastructure that convincingly unites operational efficiency, security, sustainability, heritage conservation and well-being.

The design must strike a balance between openness and accessibility, on the one hand, and the high standards required in terms of security, control and operational efficiency, on the other. Furthermore, a high-quality and healthy working environment must be created, with a focus on comfort, accessibility, natural light, social interaction and the work experience. Visitors, victims and suppliers must be received in an accessible and respectful manner. The programme comprises a minimum net space requirement of approximately 16,300 m².

The design team is expected to develop and implement a coherent spatial framework that integrates the various functional, operational and spatial objectives:

- Visitor flows, logistical flows, operational vehicle movements and commuter journeys must be clearly organized and, where necessary, separated from one another to optimize the site's operation.
- The construction of the custody area must be prioritized.
- An underground car park for service vehicles will be provided, while staff parking will be organized off-site (outside the scope of this assignment).
- The visitor access point will be relocated to a representative forecourt that engages in a clear connection with the listed cityscape.
- There will be more space for greenery and water following the partial demolition of existing buildings and depaving. Green edges will be retained as a buffer to the surrounding area.
- The existing emergency exit near the adult education centre (CVO) on Rozemarijnstraat will be retained.
- For safety reasons, shared use is excluded and the site is not open to the public and cannot be crossed.
- The redevelopment offers opportunities to significantly enhance the spatial quality of the site. The ambition is to achieve a climate-resilient and biodiverse environment in which heritage, architecture and outdoor space reinforce one another. The design of the new forecourt and the adjoining public spaces along the R40 also forms part of this assignment.

A particular complexity of the assignment lies in the phasing of the works. During construction, part of the police force must remain permanently operational on-site (24/7), while other departments will be temporarily housed off-site. The design team is responsible for developing a safe, robust and feasible phasing plan, including all necessary temporary structural and technical measures required to guarantee operational continuity and to enable relocations with as little disruption as possible. Each phase must be carried out safely and while remaining operational. The construction of the custody area will, in any case, form part of the first phase of implementation.



Sustainability, future-proofing and manageability are key ambitions of the project. The buildings will be designed to be accessible, fossil-fuel-free, robust and flexible, so that they can adapt to changes in technology, security requirements and work organization. Taking an explicit 'Design to Maintain' approach, the focus, right from the design phase, will be on maintenance-friendly and sustainable solutions that contribute to a long service life and manageable operating costs. Particular attention must be paid to cost-conscious design and cost-efficiency.

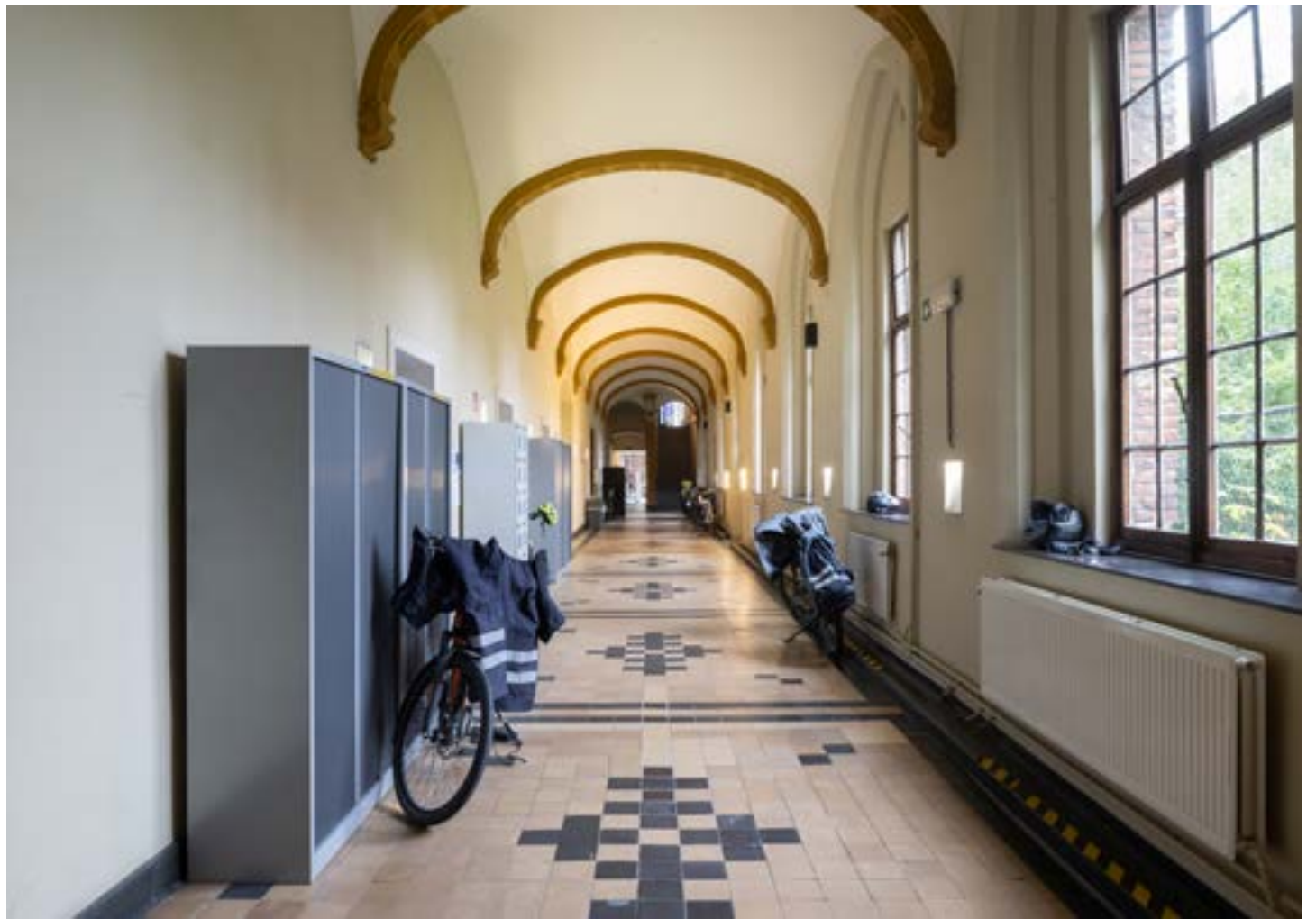
The Ghent Police Zone owns the APG site and is funding the project. Sogent is acting as the supervising building consultant.

The 'Feasibility Study and Development Plan for the Premises and Centralization of the Ghent Police Zone' by TM FVWW architecten – Palmbout Urban Landscapes forms an important framework for the further design. The new designers are expected to adhere to the established guiding principles and parameters. Any deviations must be carefully

justified in light of the overall project objectives. The police aim to launch the works in 2030 and complete the refurbishment project by 2036.

The assignment covers the all-inclusive study and design assignment for the new-build works, restoration, renovation, layout of the surroundings and the adjoining parts of the public domain. It also includes two conditional parts: the study of police-specific operational, security and communication technologies; and the coordination and integration of furnishings and loose furniture. Given the strategic importance of the site, work will be carried out in strict confidence throughout the entire process.











Kortrijk - SW+ ZYPTELAND SOCIAL HOUSING COMPLEX AND OFFICES

All-inclusive study assignment for the phased redevelopment of the Zypteland site, comprising social housing, offices and communal outdoor space in Kortrijk

COMMISSIONING AUTHORITY

Woonmaatschappij SW+

SITE LOCATION

Sint-Janslaan 14, 8500 Kortrijk

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

Phase 1

- Social project: € 12,000,000
- SW+ offices: € 3,500,000

Phase 2

- Social project: € 2,000,000

FEE (EXCL. VAT)

Fees in accordance with the 'Wonen in Vlaanderen' (Living in Flanders) standard contract:

- Architect's Contract – standard contract 98.3 -2006
- 2006 Architect's Fee Scale – Scale 5: Renovation works involving repurposing
- The architect enters into the agreement with the engineer in accordance with the 'Model Contract for Stability and Special Techniques RI-2005 between architect and engineer' and the 'fee scales for engineers'.

AWARD

€ 10,000 per valid initial tender (in accordance with the 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 5202 Zypteland Kortrijk](#)







Project description

Social housing company SW+, in consultation with the city authorities of Kortrijk, wants to realize a high-quality social housing project by redeveloping the Zypteland site. The project will deliver a future-proof living and working environment that is carefully integrated into its urban context. In total, approximately 44 social housing units, parking facilities, a communal green inner courtyard and new offices for SW+ will be built. The client estimates the total budget at € 17,500,000 (excl. VAT and fees).

Social housing company SW+ manages more than 4,500 social housing units in Kortrijk and Wevelgem and is committed to delivering high-quality, affordable and sustainable homes, embedded in future-oriented residential environments that strengthen social cohesion. With this development, SW+ aims not only to address current housing needs, but also to contribute to an inclusive, climate-resilient and socially connected city.

The Zypteland project site is situated on the southern edge of Kortrijk city centre, between Vlamingenstraat, Sint-Janslaan and Spoorweglaan. The site has a rich history. It was originally part of the nineteenth-century Zypteland 'beluik' or 'dead-end alley', a working-class district along the former city moat, the Zypte. At the end of the nineteenth century, the 'beluik' was replaced by the Sint-Jozef Vocational and Industrial School, which later became the Provincial Technical Institute. In the 1990s, the buildings were repurposed as a social housing project comprising 21 flats. Due to the poor quality of the accommodation and structural deficiencies, the complex was closed down in 2018. The site has been derelict ever since.

Today, Zypteland is an exceptional location where heritage, housing and urban regeneration converge. Thanks to its strategic location, within walking distance of the station and the city centre, the site offers a unique opportunity to create a contemporary living environment that respects its historical background while occupying a full-fledged place within the urban fabric.

In preparation for this commission, Platform Architectuur and Gharp drew up a development vision. In consultation with SW+, the city authorities of Kortrijk and various stakeholders, the spatial and programmatic possibilities of the site were explored, scenarios weighed up and a future-oriented

programme of requirements formulated. Particular attention was paid to the spatial integration of the site, its accessibility, the quality of the public and communal outdoor spaces, the heritage value of the existing buildings, and the feasibility of the various development options. This study forms the starting point for the present commission.

In the first phase, SW+ wants to develop a social housing complex with approximately 36 rental units, an underground car park, visitor parking, extensive cycling infrastructure and new offices for the social housing company, designed to accommodate around 60 staff members. The project is intended to evolve into a high-quality and distinctive residential environment in which living, working and socializing are seamlessly combined.

A central element of the assignment is the creation of a high-quality green inner courtyard that serves as a communal meeting space and connects the various buildings. The courtyard must form a carefully designed transition between public, communal and private spaces and contribute to a vibrant, socially safe and climate-resilient living environment. The aim is to depave as much as possible, promote biodiversity, ensure water resilience and enhance the quality of experience.

In a second phase, the conversion of the adjacent corner building on Sint-Janslaan and Spoorweglaan will also form part of the assignment. The aim is to achieve a well-considered transformation of the existing building into approximately eight social housing flats, so that this part of the site is also prepared for the housing and sustainability challenges of the future.

For this project, SW+ is seeking a multidisciplinary design team that can bring together architecture, urban planning, landscape architecture, heritage and technical expertise in an integrated manner. The project must enter into a high-quality relationship with its surroundings, create added value for the neighbourhood and stimulate urban regeneration. Budget-friendly architecture, sustainable and circular construction, flexibility of use and a thoughtful approach to materials are important principles in this regard. The design team is challenged to develop creative, feasible and cost-effective solutions that translate Zypteland's historical significance into a contemporary living environment for residents, staff and the neighbourhood.













Sint-Niklaas – MIERENNEST NEIGHBOURHOOD BELSELE

All-inclusive study assignment for the construction of 55 social housing units and the development of the road network and the private, communal and public outdoor spaces for the Mierennest neighbourhood in Belsele

COMMISSIONING AUTHORITY

Woonmaatschappij WoonST

SITE LOCATION

Biekorfstraat 8, 9100 Sint-Niklaas. The plots situated on Biekorfstraat, Waterjufferstraat, Meikeverstraat and Mierennest

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 13,000,000

FEE (EXCL. VAT)

General fee range (all-inclusive study assignment for architecture, infrastructure and outdoor layout): 7.5% – 9%

AWARD)

€ 10,000 per valid initial tender (in accordance with the 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 5203 Belsele](#)







Project description

Social housing company WoonST, in consultation with the city authorities of Sint-Niklaas, wants to realize a green, sustainable development comprising at least 55 housing units in the Mierennest area of Belsele. The site offers opportunities for smart densification, nature integration and a robust 'slow-traffic' infrastructure. The assignment comprises the all-inclusive study assignment for the construction of the housing development and the creation of the road network and the private, communal and public outdoor spaces.

WoonST, the social housing company operating in Sint-Niklaas and its submunicipalities, builds high-quality, affordable and future-proof homes with a particular focus on quality of life, sustainability and social cohesion. WoonST operates in Sint-Niklaas (Sinaai, Puivelde, Belsele, Nieuwkerken) and Temse (Elversele, Tielrode, Steendorp). A home is more than just bricks and mortar. It is a place where you feel safe, a place where you can simply be yourself. At WoonST, we believe that everyone, regardless of age, gender or background, is entitled to such a place.

To this end, WoonST has developed a wide range of services. The organization builds and lets social housing, rents private properties which it then sublets as social housing, offers social housing for sale, and provides loans at a social rate throughout Flanders. By bringing together these various activities and areas of expertise under one roof, the company aims to make the path to owning a home as simple as possible.

In the Mierennest area of Belsele, where it owns four plots of land, WoonST wants to create a new, green and easily accessible housing development comprising at least 55 homes. The area is situated in the north-east of Belsele. It is bounded by the railway line, the cycle highway and the Mierennest play-forest; it forms the transition to the open countryside between Belsele and Sint-Niklaas. This green residential neighbourhood, with strong 'slow-traffic' connections, is situated within walking distance of Belsele station and right next to the cycle highway towards Sint-Niklaas, meaning the Grote Markt can be reached by bike in around fifteen minutes.

According to the Sint-Niklaas–Lokeren regional plan (Royal Decree of 7 November 1978), the plots

are situated in a residential expansion area.

Furthermore, they lie within the boundaries of the Molenwijk Specific Land-Use Plan (BPA), 3rd amendment (Ministerial Decree of 3 May 1991), in a zone designated for social housing (Article 17, without specific regulations). The construction of social housing is therefore in line with the land-use designation. As the BPA does not impose any additional regulations, the development is assessed on the basis of sound spatial planning, with the characteristics of the surrounding area serving as a guiding principle.

Driven by the need to create additional high-quality social housing and with the ambition to carefully densify the existing area – while always respecting the existing green spaces and maximizing the added value for the neighbourhood – WoonST wishes to investigate whether the desired 55 homes can be built on two of the four plots. In this way, the other two plots can be used to create more public green spaces in the neighbourhood and/or an improved cycle route along the railway line. Following preliminary consultations, the city authorities of Sint-Niklaas set out a number of spatial conditions for this development in February 2026.

The aim of the project is to create, through smart densification, a sustainable, accessible and green-and-blue residential area that strengthens the neighbourhood. For the plots, the designers must explore how at least 55 high-quality homes can be built with a limited footprint. Specifically, this concerns the site on Meikeverstraat, where ground-level homes are the preferred option, and the sites on Biekorfstraat and Waterjufferstraat, where a mix of ground-level and multistorey homes is being sought. The focus is on both owner-occupied and rental homes, with a ratio of approximately 20 to 25 per cent owner-occupied homes and 80 to 75 per cent rental homes. The rental homes are primarily intended for small families and singles. This translates into an offer of predominantly one-, two- or three-bedroom houses and flats. To a limited extent, larger four-room residential units may also be provided. For owner-occupied homes, there is especially a demand for three- or four-bedroom units. On the side adjacent to the railway line, it is possible to build taller residential blocks. With regard to parking, the standard is 0.5 to 1 parking space per dwelling, including spaces for visitors. For owner-occupied homes, one parking



space must always be provided. This space may be situated next to the dwelling or in a parking cluster located nearby.

The designers must develop a coherent vision for high-quality living, integration into the context, green spaces, water management, slow-traffic circulation and communal spaces. Preserving the valuable trees and wooded areas is a priority; open spaces will be used for infiltration, nature-friendly public and communal outdoor spaces, and places for social interaction. The neighbourhood must become a model of nature-inclusive and future-oriented construction, with a focus on integrating the Ransbeekpoel and connecting to the neighbourhood's low-traffic routes. The design principle of the low-traffic residential street is also emphasized. This underlines the importance of quality of life within the area.

The study assignment comprises the complete design and detailed planning of the residential

development, including the construction of roads, public and private outdoor spaces, green and water features, and the integration of slow-traffic routes. The design team will develop both a master plan and the architectural designs, and will oversee the implementation. The phasing and implementation will be drawn up in close consultation with WoonST and the city authorities. WoonST has allocated € 13,000,000 (excl. VAT and fees) for this project.











Kortrijk – TER DOENAERT SOCIAL HOUSING ESTATE

All-inclusive study assignment for the phased redevelopment of the Ter Doenaert social housing estate in Marke, Kortrijk

COMMISSIONING AUTHORITY

Woonmaatschappij SW+

SITE LOCATION

Abdijmolenweg 20, 8510 Kortrijk
situated between the Markebeek, Baliestraat and
Hellestraat in Marke

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 2,066,116

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

Architecture

Depending on the number of housing units to be built (60 to 70), FS4 funding. The estimated budget is € 225,000 per unit; if 70 units are built, the construction budget is € 15,750,000, including communal facilities, the layout of the surroundings and parking facilities.

Design of the outdoor spaces, infrastructure and layout of the surroundings:

An estimated budget of € 4,000,000 is proposed for the design of the outdoor spaces, infrastructure and layout of the surroundings (€ 40 per m²).

FEE (EXCL. VAT)

Preparation of the master plan

€ 75,000

Participatory process

€ 10,000

Architectural assignment

- For this assignment, the 'Architect's Contract 2006' of Wonen in Vlaanderen (Living in Flanders) will be used. Depending on the works, either the 'new build and replacement' contract or the 'repair works, renovation and maintenance' contract will be used.
- The applicable fee scales are based on the nature of the assignment. Any non-residential spaces or other parts of the project are covered by the same fee scale.

- The architect concludes the agreement with the engineer in accordance with the 'Model Contract for Stability and Specialized Techniques RI-2005 between Architect and Engineer' and the 'Fee scales for engineers'.

Construction of public spaces

- For this project, the WIV's 'Contract for the Construction of Public Spaces' (Roads, Sewerage and Site Works) Fee Agreement – WI2023 is applied.

AWARD (EXCL. VAT)

€ 12,500 per valid initial tender (in accordance with the 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 5204 Ter Doenaert Kortrijk](#)







Project description

SW+, in collaboration with the city authorities of Kortrijk, wants to redevelop the Ter Doenaert social housing estate in Marke in phases into a sustainable, climate-resilient and future-oriented residential area. The assignment comprises the preparation of a master plan for the entire estate and the all-inclusive study assignment for an initial development phase comprising 60 to 70 homes. SW+ has allocated an investment budget of approximately € 15,750,000 for this project (depending on the number of homes)

Ter Doenaert was mainly developed in the 1970s. The area is considered a representative example of a so-called 'carpet neighbourhood': a low-rise district with a relatively high density, organized around a finely meshed network of residential streets, private gardens and communal green spaces. Today, the social housing estate comprises more than 260 homes and boasts an exceptional amount of open space, mature green structures and a direct connection to the Markebeek valley.

Although the neighbourhood is still valued for its quality of life and green character, a significant proportion of the housing stock no longer meets all contemporary standards. The southern part of the area in particular, with its (courtyard) bungalows, is facing considerable structural and technical issues in its buildings. However, SW+ is not viewing the necessary regeneration merely as a replacement programme, but as an opportunity to make the neighbourhood as a whole future-proof and to strengthen its social significance for Marke.

The master plan is based on a comprehensive approach to the neighbourhood, in which housing, landscape, green spaces, water, mobility, climate adaptation and social cohesion are inextricably linked. The assignment consists in regenerating the neighbourhood in a future-proof manner and, where possible, in increasing density selectively, while respecting its green identity and quality of life. The design team must develop a spatial vision that strengthens the relationship between the residential area and the Markebeek Valley, focuses on a robust green-blue network, high-quality public space and sustainable mobility with a high-quality cycling and walking network, while also creating space for a contemporary and diverse housing offer. In doing so, the team will investigate how open space, 'slow' connections, parking solutions and quality of life

can reinforce one another, so that a climate-resilient, social and connected neighbourhood can emerge.

Furthermore, while taking into account the neighbourhood's environmental capacity, the design team is expected to explore new forms of housing, housing typologies and living environments that respond to changing demographic and social needs. A well-considered mix of households, housing types and, where possible, housing models should contribute to an inclusive and vibrant neighbourhood. The study will also examine the potential of circular and modular construction systems as tools within a phased redevelopment.

Both the master plan and the architectural design must be drawn up in accordance with the policy documents and strategic visions established by the city authorities of Kortrijk (including the Housing Plan, Gardens of Marke, and the Kortrijk Building Code). An important design challenge involves developing a realistic phasing strategy that allows, insofar as possible, current residents to move within the neighbourhood. Preserving social networks and social capital is an essential principle in this regard.

In a first implementation phase, the design team will explore how the existing homes in the area of Herelstraat/Hekelstraat/Abdijmolenweg/Groningerstraat and the undeveloped zone along Dorreberkstraat can be used to play a role in these relocation processes. The 40 to 50 housing units that can be built on the undeveloped plot must, in the longer term, find a permanent place within the regenerated neighbourhood. The design for this first phase will need to take into account the areas designated for the road network and public green spaces in the current Ter Doenaert Specific Land-Use Plan (BPA) (cf. possibilities for derogations from BPAs older than 15 years). The master plan will provide guidance for a spatial implementation plan that may yet be drawn up and will form the spatial framework for the further redevelopment of the entire neighbourhood. To this end, the design team will work closely with SW+, the city authorities of Kortrijk, Wonen in Vlaanderen (Living in Flanders), and other relevant partners.

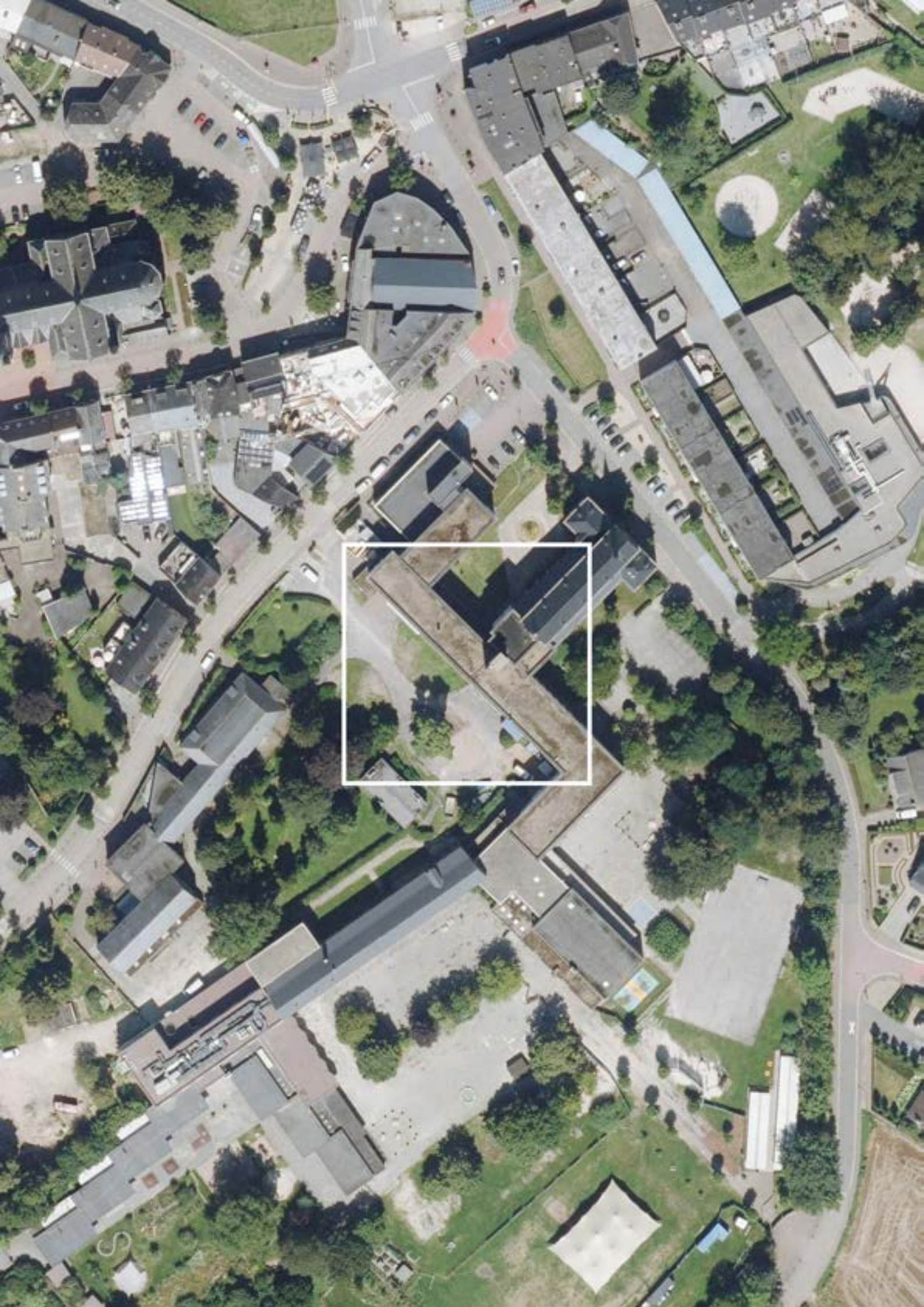
For this assignment, we are seeking a multidisciplinary design team with expertise in architecture, urban planning, landscape architecture, public space design, participation and complex transformation processes, capable of developing the regeneration of Ter Doenaert into a flagship project for the renewal of social housing estates.













Hamont-Achel - URSULINE SITE

All-inclusive study assignment for the extension of the Ursuline Convent into a widely accessible leisure site in Hamont-Achel

COMMISSIONING AUTHORITY

Stadsbestuur Hamont-Achel

SITE LOCATION

Kloosterstraat 2, 3930 Hamont-Achel

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND EXCL FEES)

€ 4,545,000

FEE (EXCL. VAT)

Overall fee percentage: 12%

This percentage applies to the total investment cost of the building.

AWARD (EXCL. VAT)

€ 10,000 per valid initial tender (in accordance with the 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 5205 Hamont-Achel](#)







Project description

The city of Hamont-Achel wants to develop the centrally located Ursuline Convent into a widely accessible leisure site. A new, central meeting space must accommodate a local services centre, multipurpose rooms and a catering facility, and must make the existing community facilities more visible and accessible. The city of Hamont-Achel has allocated a total investment budget of 4,545,000 euros (excl. VAT and fees) for this project.

The site of the former Ursuline Convent is centrally located in Hamont city centre, between the 't Stadspark children's and youth zone and the Posthoorn sports hall and events venue. The city authorities want to develop the site into a unique place where heritage, co-creation, tranquillity, education and the experience of green spaces come together, and where every resident of Hamont-Achel and every visitor is given a warm welcome. Both on-site and in the immediate vicinity, there are already a great many community facilities, such as the Cinema Walburg film and theatre venue, the restored Ursuline Chapel, the library and the UiTpunt Hamont-Achel, Huis van het Kind, Expo De Wal, the Dr Bussels Documentation Centre, the rehearsal rooms of the St Cecilia Royal Harmony, and the De Robbert primary school.

The city authorities want to introduce functions to the heart of the area so that the site can develop into a coherent sociocultural cluster, with a focus on experience, interaction and community. There are several buildings of heritage value on and around the site, such as the Ursuline Chapel, the former piano rooms (a building in the convent garden where boarders could take piano lessons in separate practice rooms), the Convent Garden with its Calvary, the De Wal farm and the documentation centre. This project must improve access to these buildings and enhance their value. The rebuilt convent wing situated within the project area is outdated, too large, inaccessible and, as a result, severely underused. Its layout also hinders interaction between the various users.

The city authorities intend to house the Local Services Centre, multipurpose sociocultural meeting rooms, hobby rooms and a catering facility in the convent wing. The adjacent and listed

Ursuline Chapel was restored in 2024 to serve as a multipurpose hall but is not yet fully accessible. A good connection to the refurbished convent wing should fully open up the chapel, so that it can be used by everyone. The transformation of the convent wing also offers opportunities to improve accessibility across the entire site and to create 'slow' connections between the new and existing facilities and with the city park. The convent garden – which is currently being restored – and the new meeting space must be optimally coordinated. Linking and strengthening the green spaces on and around the site will significantly contribute to the site's identity, provide cooling and enhance local biodiversity. A vision is also expected for the repurposing of the historic piano rooms, so that this building can be meaningfully connected to the functions in the convent building.

The city's ambition is to develop the Ursuline site into an intergenerational, readable, inviting and inclusive meeting space, a 'third place' where visitors intuitively know where to go with their enquiries. This meeting space must be easily accessible and exude an open and warm atmosphere, so that the Ursuline site becomes the premier destination for leisure activities in Hamont.













Lennik – VETKOT LEISURE SITE

All-inclusive study assignment for the redevelopment of the Vetkot site into a leisure site in Lennik.

COMMISSIONING AUTHORITY

Gemeentebestuur Lennik

SITE LOCATION

Stationsstraat 25, 1750 Lennik

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

Leisure site and layout of the surroundings: € 4,250,000

FEE (EXCL. VAT)

Overall fee percentage: 14%

AWARD (EXCL. VAT)

€ 10,000 per valid initial tender (in accordance with the 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 5206 Lennik](#)







Project description

The local authorities of Lennik are seeking a design team for the redevelopment of the historic Vetkot site into a contemporary leisure site. It is at this unique location in the centre of Sint-Kwintens-Lennik that the library, the academy and multipurpose spaces will be gathered to form a 'third place' where social interaction and creativity take centre stage. The outdoor space is an integral part of this cultural site and establishes a meaningful connection with Andreas Masiusplein. The municipality of Lennik has allocated a total investment budget of € 4,250,000 (excl. VAT and fees) for this project.

Lennik is a rural municipality in the Pajottenland region with some 9,500 inhabitants. The municipality wants to create a warm, accessible and future-oriented living environment where services, social interaction and participation are central. The Vetkot site is one of the most strategically located development sites within Lennik. It is a stone's throw from Lennik's market square, on Andreas Masiusplein, and at the start of a pedestrian and cycle route linking Sint-Kwintens-Lennik with Sint-Martens-Lennik. This slow-traffic route is used daily by a large number of schoolchildren.

The site has a rich history as a former depot for the local railways along the former tram line L, which linked Brussels with the Pajottenland. Later, the distinctive depot buildings served as a fat rendering plant and as a base for the municipal technical services. Since the technical services moved out, the authorities have been working to shape a new future for the site.

In their pursuit of sustainable, efficient and future-oriented building-stock management, the local authorities commissioned a strategic redevelopment plan in 2025. The current buildings, which house the library and the academy for music, drama and dance, no longer meet contemporary expectations in terms of quality of use, accessibility, sustainability and flexibility. At the same time, there is a growing need for accessible meeting places for clubs, young people and residents. The Vetkot site has been identified in the property strategy as the key element in the ambition to use the building stock as a strategic lever for strengthening village

centres. The local authorities therefore regard the redevelopment of the Vetkot site as a key project, not only to meet the need for modern and contemporary infrastructure for the library and academy, but also because of the opportunity it presents to develop the village centre of Sint-Kwintens-Lennik in a high-quality and green manner.

The authorities aim to develop the Vetkot site into a contemporary cultural and social hub where social interaction, the sharing of knowledge and creativity come together. The ambition goes beyond simply housing these functions. The site must evolve into a recognizable 'third place': an open and inviting environment where residents can spontaneously meet, learn, create and relax.

Besides housing books, the library must also give a prominent place to study and reading areas, digital facilities and activities. For the music academy, the aim is to create an inspiring learning environment that aligns with its vision for arts education and artistic development. Furthermore, the project must provide space for Lennik's vibrant community life. Multifunctional indoor and outdoor spaces must facilitate a wide range of uses, such as lectures, exhibitions and concerts, small-scale performances, workshops, youth activities and neighbourhood initiatives.

The Vetkot site is directly linked to Andreas Masiusplein. The design must therefore establish a strong spatial cohesion between the building, the outdoor space and the square, with particular attention to the quality of the environment, greening, shade and accessibility. The pedestrian link to the Markt via Borrekeitse offers an important opportunity to improve the accessibility and mobility management of the site. At the same time, the redevelopment can also contribute to climate adaptation. By focusing on depaving and water buffering, the site can play a role in limiting runoff and flooding in the surrounding area.

The assignment involves designing the redevelopment of the Vetkot site into a leisure site with a programme of approximately 1,500 m². The existing warehouses have a footprint of approximately 1,400 m². Insofar as possible, the authorities want to take the spatial qualities and historical identity of the site as guiding principles, without imposing a predetermined scenario, however. The design

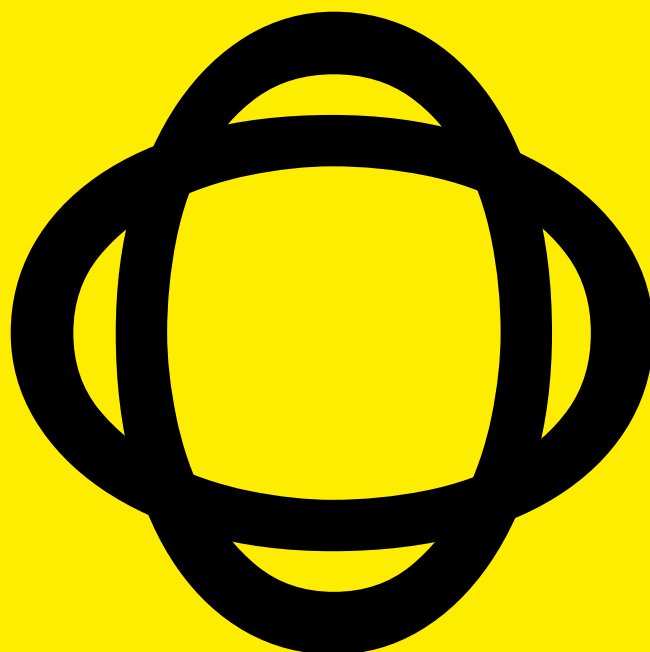


team is expected to carefully investigate how the heritage and spatial qualities of the site can be utilized to the fullest extent. The authorities are open to a well-considered combination of preservation, transformation and new construction. The designers are challenged to develop a strong architectural vision that brings buildings and outdoor spaces together into a recognizable and inviting whole. The layout of the surroundings forms an integral part of the design assignment and contributes to the site's identity, quality of use and integration into its surroundings. The proposed construction budget amounts to € 3,750,000 excl. VAT and fees, and € 500,000 for the layout of the surroundings.









design

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photography

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