

Open Oproep 17
januari 2009

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OPEN CALL 17

A sign of consolidation?

In the foreword to the previous Open Call I wrote that the range of briefs was an indication that our allocation procedure had now reached cruising speed. Now, six months later, that observation is confirmed by this latest package. Once again there is an impressive number and a wide variety of projects. This shows that many clients have found their way to our Open Call system. We are very proud of this success because it demonstrates the good reputation our allocation procedure has acquired, based as it is on a specific vision.

The previous Open Call was characterised by an obvious diversity among what were, all in all, fairly modest briefs. This variety was indicative of the high ambitions currently to be found in Flanders, even among the widely scattered smaller assignments. The current list, for Open Call 17, continues in the same direction. The confidence in the way we operate has been confirmed. But the stakes are now higher too. The average budget for these projects, and the impact they have on their surroundings, has increased substantially. In the case of design briefs for strategies covering a number of elements, the study for the realisation of the constituent components of the planned development are included in the published assignment as possible subsequent briefs.

In this connection, several of the briefs strike us immediately: the concept and realisation of a shipping control tower in Antwerp harbour, the urban planning vision and design strategy for the 'Groene Singel' in Antwerp, the renovation and modernisation of the Elizabeth Hall and the Zoo in Antwerp, the building of a new administrative centre in Aarschot, of a major housing complex for social target groups in Geel, and also the creation of two mixed programmes for schools on two significant sites (the Sint-Lutgardis School in an enclosed inner city setting, and a campus for municipal art education on the Eilandje, both in Antwerp).

Thematically speaking, we are struck mainly by the briefs from the care sector. Open Call 17 includes three strategic master-plans in this sector. They involve three extensive districts in Antwerp. In each case, the possibility has

been foreseen that the realisation of later components could be allocated to the selected architectural firm without the need for any additional procedures. This list also includes the studies for the realisation of two sizeable residential and care centres, one in Genk and one in Lommel, as well as the concept for and the realisation of a residential community for disabled people in the Giels Bos. This abundant collection of briefs in the care sector indicates that clients in this socially extremely relevant area are now also convinced of the value of our allocation procedure. We shall do all we can to justify this confidence.

Lastly, in the field of urban planning and landscape, the two visual-quality plans in Boom and the two landscape designs in Antwerp (the municipal park and the Turnhouse Knoop) steal the show. Both cases are a sort of experimental concept for which there are no established models. So the spatial picture the client has in mind is by no means settled in advance. The question remains entirely open, and spontaneously elicits an innovative solution.

This quick summary makes it immediately clear that Open Call 17 offers an impressive variety of interesting and challenging projects. We therefore venture to hope that you will submit entries as abundantly and as well-focused as in the past. We, on our side, shall ensure, with authority and dedication, that everything is done properly and that each individual allocation procedure turns out for the best. The publication of the Open Call is for us a quality label to which both the client and those who are given the briefs have a right.

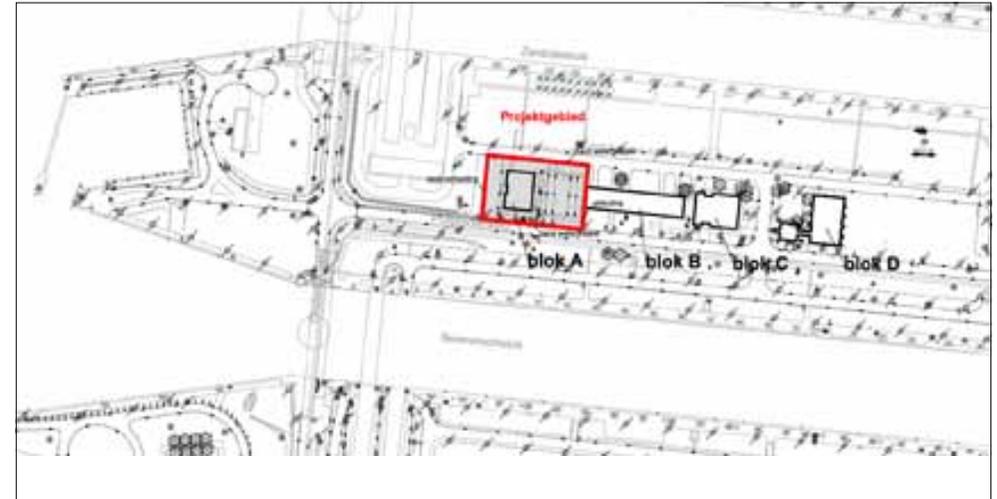
The team and I wish you every success.

Marcel Smets
Flemish Government Architect

001701

Full design brief for the establishment of a centre for shipping supervision and a crisis centre for the Port of Antwerp, hereafter referred to as the Antwerp Coordination Centre (ACC)

Client:	Flemish Region agency for Maritime Services and the Coast
Location:	Lock platform between Zandvlietsluis and Berendrechtsluis, Potpolderweg, 2040 Antwerp
Budget:	€11,000,000 excl. VAT and fees.
Timing:	Allocation of brief to designer(s): October 2009 Allocation of brief to contractor(s): November 2010
Fee basis:	overall fee of 10%, with a maximum of 2% additionally (max. 12%) (architecture, stability, climate and utilities, landscaping)
Award:	€20,000 (excl. VAT) per prizewinner



The ever increasing density of shipping, the increase in the size of ships and the number of ships calling at the port of Antwerp, especially after the further deepening of the Westerschelde, make it vital, with regard to the smooth handling and safety of shipping, that the principles of the chain approach should be implemented. To this end it is essential that all the parties involved in the supervision of shipping are assembled in a single workplace. The intention is also to expand this platform into a crisis centre for the Antwerp harbour area.

The existing building at the Zandvlietsluis - block A on the enclosed plan - no longer complies with current requirements regarding fire safety, hygiene and general comfort and will therefore be demolished after the establishment of the new ACC. The maintenance of certain crucial services can only be assured by means of this phased approach. The demolition of block A is part of the brief.

The remaining three buildings - marked as B, C and D on the plan - are to be retained. In the first place, there is the decisive functional requirement that there be 'as much visual contact as possible' with the ships sailing in and out. Because of various nautical restrictions, the shipping on the River Scheldt itself, above all, and also that in the Kanaaldok, and especially the very large ships sailing in and out of the Deurganckdok (and future Saeftinghedok) must be supervised very closely, and visual contact is indispensable in this regard. By erecting a control tower with a height of 60 to 80 metres (to be decided by additional studies), a clear view is created over the surrounding infrastructure and industrial obstacles.

The ACC will provide room for about 60 employees. The necessary social accommodation must be provided, since several services work round the clock (in three shifts). There must also be an extensive data centre and high-technology crisis centre with a visitor's room.

The new control tower should improve the visual quality of the site, should be a significant landmark in the maritime landscape and should enter into dialogue with the various industrial sites and the wind farm. The brief includes the necessary study into integration and the overall approach to the project site and its implementation. The concept should comply with the practical and functional demands of the various services accommodated together here.

In addition, great importance is attached to the sustainability of the building and its materials. It goes without saying that low-energy construction is also required. A feasibility study into alternative energy systems is part of the brief. And the design team should put these items to the fore.



Open Oproep 1701

Antwerp - Antwerp Coordination Centre, Antwerp Harbour
Flemish Region agency for Maritime Services and the Coast





001702

Full design brief for the construction of a building for the Inland Navigation Department and the layout of its surroundings

Client: Havenbedrijf Gent agh
Location: Rigakaai, 9000 Ghent
Budget: €525,000 excl. VAT and fees
Timing: Allocation of brief to designer(s): 2009
Allocation of brief to contractor(s): 2010
Scheduled end of work: end 2012
Fee basis: overall fee between 10% and 12%
Award: €2500 (excl. VAT) per winner



The Port Authority will put up a new building for the Inland Navigation Department on Rigakaai. This building will be at a highly strategic location in the harbour, along Vliegtuiglaan, one of the most important routes to the harbour, and near Grootdok, close to the moorings of the Port Authority boats (harbour yacht, water boat, police boat, etc.) and where the cruise ships moor. The building has a floor area of about 300 sq. m.

Because of its location, the Port Authority has chosen to give this building a certain allure. It should represent the port of Ghent: innovative, dynamic and sustainable.

In addition to the design of the building, a proposal should be made for upgrading the public space on Rigakaai, where the cruise ships and harbour yacht moor.

The building must be sustainable. A conscious choice has been made for a low-energy building.



Open Oproep 1702

1702 Ghent - Ghent Harbour Inland Navigation
Havenbedrijf Gent agh





001703

Full design brief to draw up an urban development vision and design strategy for the Groene Singel and the surrounding strategic area

Client:	Stad Antwerpen - BAM nv
Location:	Antwerp Ring-Road/Singel/surrounding area
Budget/Fee:	€300,000 incl. VAT for the design brief, fee for possible realisation of parts of the brief still to be determined.
Timing:	Allocation of brief to designer(s): second half 2009 Delivery of design: end 2010 Quality control on demand for parts of the actual project: 2009-2012
Award:	€15,000 (incl. VAT) per prizewinner

To improve mobility on Antwerp's ring-road (R1) and the Singel, in 2002/3 BAM/SAM generated the 'Groene Singel' infrastructure concept for the entire area. The basis was a division of the three flows of traffic:

- the R1 will from now on only be used for through traffic
- a new urban ring-road will be built alongside the current R1 ring-road which will take over the function of the Singel as a local link road.
- the present Singel will be reorganised as a local road.

The mobility study for the Groene Singel is under way. In the Groene Singel concept, BAM also wants to take account of the opportunities for urban development, as well as the possibilities for improving the livability of the project area.

Considering the substantial spatial opportunities created by this infrastructure project, Antwerp city council has further developed BAM/SAM's Groene Singel concept into an urban project: in the s-RSA (Strategic Spatial Structure Plan for Antwerp), the entire area around the infrastructure is designated as one of the five strategic spaces in the development of the city (Groene Singel Strategic Space). Since 2007 the city council has been carrying out a spatial study resulting in a vision and eleven spatial concepts whose aim is to develop this underused and fragmented space between the inner and outer cities so as to give it a new central function.

So, two parallel planning processes are currently going on, with interlocking content: the mobility project and the strategic space. Infrastructure and the surrounding area cannot be conceived separately, so any definitive master-plan for the Groene Singel - later to be converted into organisational principles - is inconceivable without a thoroughly rounded mobility study.

However, the linearity of this sort of planning process is at odds with the scale and complexity of the Groene Singel, and above all with the pressure for development. In anticipation of a detailed master-plan, numerous current investments and projects have to be guided by either the city council or by BAM. The basis of the design brief is the

creation of a framework for these current developments. The objective is broader than this. The brief aims for a substantial enhancement of all the projects in and around the Groene Singel, but also of the master-plan being developed for the Groene Singel strategic space. What is actually required from the designers is that they:

- draw up an overall vision and an urban development design strategy that translates the various concepts into spatial terms without fixing all the options in an incontestable master-plan. The starting point is the concept design for the Groene Singel by BAM/SAM (for the mobility aspect), and Antwerp city council's eleven concepts for the Groene Singel Strategic Space. The brief requires both a critical view of the work done and an open attitude to its qualities. Detailed sub-plans and route definitions do not in the first instance form part of the brief. It is however possible that in the sequel to this brief the winner will also be appointed for actual sub-briefs by BAM and the city council together or by each of the parties separately, depending on who has the authority over and who is client for each specific brief.
- translate this design strategy into actual layout principles and an application-oriented tool (e.g. a manual). The winner will in addition be expected, in the further elaboration of the plan, to take on - as preconditions - the current projects run by Antwerp city council and BAM, and thus achieve interaction: concrete cases can guide the designers in the development of layout concepts; this is not an absolute precondition, however; the layout instructions that emerge from the design brief may also enhance and possibly direct these projects, so that the Groene Singel already starts to take shape at the study stage.
- should be prepared to take part in the process, considering the position the designer will occupy in relation to the government, the city council and BAM. Each party has a part to play:
 - Antwerp city council generates the urban development framework for future developments in the Groene Singel Strategic Space
 - BAM/SAM works on the spatial-infrastructure development of the mobility concept for the Groene Singel
 - complementary to these planning processes, the external designer is employed to generate a vision for the landscape and public space that fits in with the spatial-infrastructure concept and on which basis concrete layout principles are formulated for its execution.

The project area includes both the infrastructural lines (the R1 ring-road, the new urban ring-road and the New Singel) and the surrounding Groene Singel Strategic Space, and therefore deliberately not demarcated according to areas of authority (Flemish Region/local) or the planned date of completion.









001704

Full design brief for the renovation and new building work on the Queen Elizabeth Hall in Antwerp

Client:	Koninklijke Maatschappij voor Dierkunde van Antwerpen vzw
Location:	Koningin Astridplein 23-24, 2018 Antwerp
Budget:	30 million euro (net building costs for renovation, improvement and logistical access to hall and also accommodation for deFilharmonie
Fee:	overall fee between 10% and max. 14% (incl. stability, technical installations, acoustics, safety coordination, etc.
Timing:	Allocation of brief to designer(s): September 2009 Allocation of brief to contractor(s): 2010 Scheduled completion of work: end 2012
Award:	€25,000 (incl. VAT) per winner



The Koninklijke Maatschappij voor Dierkunde van Antwerpen (KMDA), with financial support from the Flemish Community, will renovate and modernise the Queen Elizabeth Hall on Koningin Astridplein in Antwerp.

This hall was built fifty years ago to replace the hall attached to Antwerp Zoo. It seats approximately two thousand people and is used intensively for concerts (classical and modern), performances and congresses. Together with the historically valuable Marble Room, Darwin Room and Verlat Room, as well as the unique Winter Garden, it makes up the 'Zoo halls complex', which in its turn is linked to the zoo itself.

The Queen Elizabeth Hall is due for thorough renovation so as to ensure it can continue operating. What is more, its technical installations have to be modernised so that they meet the present expectations of concert and congress organisers and of the public. The last item on the list is an improvement in logistical access to the complex of halls. In keeping with the KMDA's philosophy, this must all be done with an eye to sustainability and the sparing use of energy. Lastly, the present seating capacity (2071) must not be reduced.

The authorities (Flemish Community, Antwerp city council) expect that after renovation, the Queen Elizabeth Hall can be promoted as one of the best symphonic concert halls in the country, and as a complex that can accommodate major international congresses. In

this respect it is crucial that the hall's acoustic qualities are considerably improved, by means of both a number of architectural changes and the design of the hall. The design team will therefore be expected to have the necessary expertise in acoustics.

After this renovation, deFilharmonie, one of Flanders' major symphony orchestras, will move in as resident orchestra. This means that the orchestra will make intensive use of the hall for concerts and rehearsals and that its staff will be suitably housed in the rooms adjoining the hall.

Several stakeholders are involved in this sizeable and complex project, all of whose expectations of the final result have to be reconciled. A substantial preliminary stage has been completed, involving all the parties concerned. The design team are expected to take all the study work as their starting point, and to keep to the set timing and budget. The way deFilharmonie and other stakeholders will be involved in the execution and monitoring of the project still has to be established and conveyed to the designer.



Open Oproep 1704

Antwerp - Elizabeth Hall

Koninklijke Maatschappij voor Dierkunde van Antwerpen vzw





001705

Full design brief for the modification and expansion (including a swimming pool) of the existing main building of the provincial sport and recreation centre De Nekker in Mechelen.

Client: Antwerp provincial authorities
Location: Nekkerspoel-Borcht 19, 2800 Mechelen
Budget: € 11,600,000 excl. VAT and fees
Timing: Allocation of brief to the designer(s): 2009
Allocation of brief to the contractor(s): 2010
Scheduled end of work: 2011
Fee basis: overall fee from min. 9% to max. 12%.
Award: €7,500 (excl. VAT) per prizewinner



The Provincial Sport and Recreation Centre “De Nekker” npo is located on the outskirts of Mechelen and is a magnet for sports enthusiasts and those seeking recreation.

The provincial authorities are starting out from the idea of building a swimming pool in the central building of De Nekker.

This will lead to the creation of a synergy with the current functions of the centre such as the reception and hospitality facilities, a single common entrance to the swimming pool, sporting events and recreation events, etc.

One of the main reasons behind the pursuit of such a unity of management lies in the fact that this can lead to savings on the normally high cost of operating a swimming pool.

De Nekker will then be able to offer practically everything - sport, recreation, swimming, catering and accommodation - in one centre, through a single contact point.

Since there is above all a great need for swimming facilities for schools, the province has opted for a 25-metre pool with a minimum of 10 lanes which will be able to accommodate around 150 swimmers per 30-minute lesson.

The design also includes a learners’ pool and splash pool with room for around 50 swimmers per 30-minute lesson. Getting used to water is of particular importance for the smaller children. In addition, it can also serve as encouragement for families to visit the swimming pool.

The design is therefore clearly intended to cater to several target groups simultaneously. The total capacity of the swimming pool comes to a minimum of 200 swimmers per

30-minute lesson. The above figures must also be tested against current and future needs.

At the same time, or in stages, the construction of the swimming pool will be accompanied by the renovation and expansion of the hospitality facilities, the modernisation of the indoor playground and the preservation of a minimum of the existing infrastructure. The existing infrastructure for the staff (changing rooms, staff canteen, offices etc.) also needs reviewing.

The aim of sustainable building will result in the building and/or renovation of a structurally low-energy building with energy and water-efficient installations, with all the necessary attention paid to child-friendliness, acoustic isolation and the relevant legal standards. Additional points of consideration include mobility within the centre, the enhancing of the visitors’ and staff’s sense of safety and the vandal-proofing and accessibility of the various facilities at different times.

In achieving this, maximum use can be made of all subsidies and grants. The functioning of the centre must be guaranteed while this work is going on and the necessary thought must also be given to the safety of visitors and staff.







001706

1706 Antwerp - Landscape design for Turnhoutsepoort intersection - Full design brief for a landscape design for the Turnhoutsepoort intersection

Client:	Stad Antwerpen, BAM nv, Provincie Antwerpen
Location:	Antwerp: districts of Borgerhout & Deurne, Provinciaal domein Rivierenhof, junction with Ring-Road, and E313 and E34 motorways
Budget/Fee:	€75,000 incl. VAT and fees
Timing:	Allocation of brief to designer(s): mid-2009
Award:	€10,000 incl. VAT per winner



AG Stadsplanning Antwerpen, the Province of Antwerp and the Beheersmaatschappij Antwerpen Mobiel (BAM) are engaging in a collective initiative to draw up a landscape design for the Turnhoutsepoort intersection, using the Flemish Government Architect's Open Call procedure. The landscape design they have in mind is intended to form a common framework in which each of the three parties can carry on developing their own parts of the overall project.

The actual reason for the project is the Stedelijk Ringweg Noord, part B, stage 1, which has to be carried out simultaneously with the Oosterweel link as an easing measure. In this context, BAM has drawn up a concept design with a compact intersection for the E313/E34 motorways and a new bridge in Turnhoutsebaan. As a consequence, sections of enclosed verge will become available in this zone, and they are to be given a new use.

On the basis of the master-plan for the Groene Singel Strategic Space (now being drawn up), Antwerp city council wishes to install a 'park connector' at this location. This is essentially a high-grade connection between the inner city and the Rivierenhof Provincial Domain and an extension of the green structure that is intended to resolve the lack of green areas in the city.

The challenge for the designer will be to bring together the infrastructure (local, non-local, car, bicycle, public transport, parking), green amenities, sports facilities and a

vulnerable waterway in a good-quality landscape design.

The Turnhoutsepoort intersection landscape design involves the space that has become available in the E313-E34 intersection in the side nearest the city, which is called the *voorpark* ('pre-park') and which forms the western end of the Rivierenhof Provincial Domain, and the new bridge in Turnhoutsebaan as a link between the two.

The brief for the landscape design for the Turnhoutsepoort intersection includes:

1. A vision that gives substance to the concept of the 'Rivierenhof Park Connector'
2. A refined vision for the 'pre-park' and the western end of the Rivierenhof Provincial Domain, using design-based research for the location of sports fields, parking, cycle routes, access to the landscape of the verges, etc.
3. Principles for the layout around the new bridge in Turnhoutsebaan

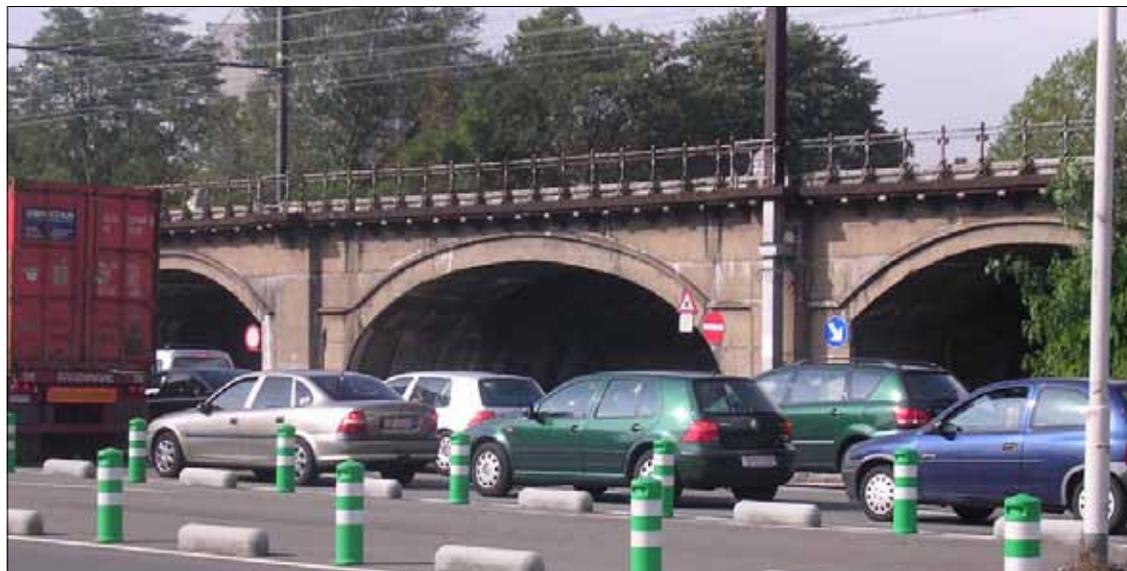
The concept design for the E313-E34 intersection and the technical preconditions for the new bridge in Turnhoutsebaan, as well as the provisionally established PRUP Rivierenhof are given as the starting points in the Open Call. The design-based research carried out on the whole or parts of the project area are provided for information purposes in the Open Call.



Open Oproep 1706

Antwerp - Landscape design for Turnhoutsepoort intersection
Stad Antwerpen, BAM nv, Provincie Antwerpen





001707

Full design brief to draw up a design for Antwerp's municipal park

Client:	Stad Antwerpen
Location:	municipal park, 2018 Antwerp
Budget:	€2,050,000 excl. VAT
Timing:	Allocation of brief to designer(s): mid-2009 Allocation of brief to contractor(s): October 2009
Fee:	total fee: 8.21% (design, technical specifications and site monitoring)
Award:	€10,000 excl. VAT per winner



The site of the present municipal park has played a very important part in Antwerp's history. The park derives its triangular shape from the Herentals lunette, a forward part of the military defence ramparts around the city. The original design of the park was by F.E. Keilig (1827-1895) and was carried out between 1867 and 1869.

This park, together with the boulevards originally part of an urban development expansion plan and intended mainly for strolling, has since become an important inner urban green area and is known by everyone in the city. The use of the park has evolved from strolling to sport and play, from passive watching to active participation. However, the current layout of the park can still be traced back to Keilig's original drawing and in this sense has not changed to suit the activities it hosts, which means that it is only partly able to respond to contemporary needs, if at all.

Antwerp city council wants to generate an ambitious vision for this municipal park that can be converted into an actual design. This design should offer a response to the altered needs in the use of public green space in a very densely built-up urban area. The design shows respect for the historical background and the original design, but complies with the wishes of the park's users in a refined contemporary manner. Antwerp city council wants the new municipal park to be a place where a variety of park users, individually or in groups, have the opportunity to take part in a wide range of passive and active recreational activities. To achieve this, the new park is based on the historical design of the park, but the city council also aspires to make this project exemplary of the way the historical park heritage can fulfil a new, extended and contemporary function in the urban fabric.







001708

Full design brief to draw up a study of the visual appearance of the commercial centre in Boom

Client:	Boom local authority
Location:	Boom commercial centre (between the Grote Markt and the Varkensmarkt)
Budget/ fee:	flat rate
Timing:	Allocation of brief to the designer(s): mid-2009 Definitive master plan: beginning of 2010
Award:	€7500 (excl. VAT) per prizewinner

The municipality of Boom, previously a flourishing brick-making and industrial district,

is located in the centre of the Rupel region. It has traditionally played a regional role as a centre of commerce and service provision. However, Boom has been unable to escape from the trend whereby older centres are faced with a reduction in the commercial facilities on offer, and the result is unoccupied premises and architectural degeneration. Furthermore, over the past few decades Boom has experienced a sharp decrease in population which has led to social distortion and the emergence of an ageing population.

From an urban planning perspective, Boom has made special efforts over recent years to create a new profile for itself. One of the results of this approach was the approval of the Master-Plan for the Boom Commercial Centre towards the end of 2008. This master-plan contains a whole range of interconnected measures designed to lead to the creation of a commercial centre for the region which is dynamic in terms of both form and content, and is attractive and competitive. The measures focus on what is on offer (space, and products and services), visual quality, traffic (moving traffic flows and parking) and the role of the local authority and its partners.

The master-plan is based on a spatial-functional delineation of the commercial centre whereby the historical commercial axis is drawn between two well-equipped commercial gateways: Grote Markt and Varkensmarkt. In addition, this master-plan includes a long-term plan which takes a number of spatial developments into account that have already been laid down in five spatial implementation plans (RUPs) or in public works plans. Finally, this plan by extension also says something regarding the quality of life and the layout of the perimeter in the area around the commercial centre.

However, this must all be made legally enforceable. It is therefore the intention of the local authority to establish the architectural regulations for this centre as legally and environmentally enforceable. In this regard, one can note that the historical commercial centre possesses neither a clear blueprint nor a custom-made toolbox to coherently and



in the long term present itself as an attractive location with a distinct architectural identity.

As a result, the local authorities wish to commission the design of a visual quality plan with a corresponding toolbox which, on the one hand, integrates all the spatial and image-defining aspects of the master-plan and, on the other, guides the long-term transformation process of the centre towards a coherent whole. In this way, the brief could result in the creation of an architectural whole. The aim is to establish a new, attractive, appealing architectural and spatial design for the future or to further develop an existing idea, such as 'Boom aan de stroom' (Boom on the River). The brief dynamically incorporates instructions for street furniture, materials, profile composition, child-friendliness, accessibility, architectural identity, lighting, sustainability, energy use, functionality, green spaces, the integration of public functions, the design of the public domain, landmarks, the interrelation of modes of transport and the interweaving of residential and working life.

The identity of the 'Boom Commercial Centre', the utility and experiential value and the quality of the surroundings for visitors and residents is affirmed by the aforementioned aspects. The result of the project for Boom local authority, as the client, is the creation of a framework for visual assessment which will enable the continual architectural and spatial development to fit into an alluring and attractive centre.



Open Oproep 1708

1708 Boom - commercial centre

Boom local authority





001709

1709 Boom - Voetballerstraat - Full design brief for the design and implementation of an urban planning design study for the area around Voetballersstraat between De Schomme and De Klamp

Client:	Boom local authority
Location:	ring-road between Voetballersstraat and the oval roundabout on Kerkhofstraat
Budget/ fee:	flat rate
Timing:	Allocation of brief to the designer(s): mid-2009 Definitive master-plan: early 2010
Award:	€5000 (excl. VAT) per prizewinner

Within its location, Boom is clearly defined by 2 main structures. The A12 forms the first important spatial, image-defining element and barrier in Boom. To the south of Boom, the Rupel forms the second image-defining and structuring element. The centre - the old heart - is located in the angle between these two potent spatial vectors. The area of De Klamp, 20 hectares remaining from the former brick-making industry, is located at the epicentre of the borough and forms a stepping stone/ junction between the aforementioned southern centre and the more residential districts in the north of the borough. Furthermore, De Klamp is the only and the ultimate place to connect the A12 with the east of the borough, including places such as De Schorre Provincial Park and the busy connecting road linking Rumst, Terhagen, Boom and the A12. In all official documents this link is referred to as the Boom ring-road.

On the De Klamp site, work is initially being carried out, as part of a PPS project, on the completion of a programme whose main feature is a variety of retail functions linked to a limited residential function and office accommodation. In addition, Boom local authority is intending to further develop the public service provision on this site through the building of a library, a youth centre and a cultural centre. Finally, the site also offers space for a through route for cyclists and pedestrians. The special attention given to these vulnerable road users is necessary in the context of managing the traffic generated by the project which will be absorbed by the ring-road.

The ring-road is situated between the A12, on the periphery of the project area, and the roundabout on Kapelstraat where it joins the busy connecting road that links Rumst, Terhagen, Boom and the A12. For the purposes of this ring-road, the Schommelei was already constructed from the roundabout in Kapelstraat in 2001. Regarding the part still to be constructed, a target scenario was formulated in the De Klamp and Mober spatial



implementation plan.

The brief for this open call comprises the section of the ring-road which will run across Voetballersstraat and the current oval roundabout on Kerkhofstraat. The brief includes a proposal to formulate a target scenario for:

1. the point that, on the basis of a traffic study, the oval roundabout needs to be reconstructed as a traditional junction
2. the residential character of Voetballersstraat, whereby the residents' quality of life is maximally attuned to the street's new function as a section of the ring-road.
3. the junction of Voetballersstraat and Hollezijp which is bordered by the public meeting-place section of the De Klamp project. This junction must be functional and should contribute to the quality of Voetballersstraat.

In other words, the brief includes a target scenario - with implementation - which optimally unites quality of life, spatial planning, use of the land relief, traffic flow, preservation of the value of the residential texture and security, from an architectural and traffic point of view with an eye to the local authority's higher-priority aim of creating a ring-road on the borough's land.







001710

Siesegem regional business park - Full design brief for the creation of a master plan with organisation concepts for the Siesegem regional business park in Aalst.

Client:	Aalst town council
Location:	between the N9, E40 and Siesegemlaan, Aalst
Budget:	€ 75,000 incl. VAT (master plan) Construction budget depends on concept
Timing:	Allocation of brief to designer(s): mid-2009 Delivery of design: end 2009
Fee basis:	€ 75,000 (incl. VAT)
Award:	€4000 (incl. VAT) per prizewinner

10th July 2003 (B.S. 2nd September 2003) saw the approval of the regional spatial

implementation plan (RUP) "Delineation of the Regional Urban Area of Aalst". In this RUP, the Siesegemkouter was earmarked for use as the Siesegemkouter regional business park. Aalst town council was designated as the manager of the area and wishes to develop the Siesegemkouter business park in the short term. The council supports the development of Siesegemkouter and wishes to start construction as soon as possible so that the plots of land can be offered to companies from 2011.

For the town council, this project serves as an example and signal to projects in which the 'long term' is linked to a sound and consistent vision for spatial planning and the pursuit of high-quality results on several levels. The creation of a visually attractive and sustainable business park is a great challenge for the Siesegemkouter. The regional business park can hereby serve as an example at the Flemish level of the fact that the realisation of a high-quality project on multiple levels is very much possible.

In accordance with the regional RUP, this site, with its total surface area of 97 hectares, has space for a wide range of businesses, ranging from production and logistics companies to recycling activities and companies active in research and development. For this site, Aalst town council wishes to focus primarily upon hi-tech companies and work towards the formation of a cluster around a specific sector such as medical and healthcare technology.



The business park also needs to provide space for a crematorium, which will take up a maximum area of 5 hectares. Plans may also possibly be made for wind turbines.

This brief comprises the short-term creation of a master-plan with organisation concepts. The design team may also be engaged for the layout of the business park. The timing for drawing up the actual design plans is dependent upon factors such as the acquisition of the plots of land, the phasing, etc. After this master-plan with organisation concepts has been delivered, the client may decide to allocate all or part of the briefs for the work laid down in the master-plan to the design team that drew up the master-plan. The client is not obliged to do this, however. He may also decide to allocate the subsequent assignments to third parties, after a new tendering process. In this case, the creator of the master-plan will be given the task of supervisor. If the master-plan does not lead to any further work, its creator is not entitled to claim any damages.

The client is looking for a multidisciplinary team which can give the project the required exemplary and signal function. In addition, the team's experts will also be responsible for the integration of the business park into the landscape and the drawing up of conditions regarding the spatial and architectural quality.



Open Oproep 1710

Siesegem regional business park
Aalst town council





001711

Aalst - master-plan Albrechtlaan - Full design brief for drawing up a master-plan for the area around Albrechtlaan in Aalst

Client:	Aalst town council
Location:	zone around the R41, Aalst
Budget/ fee:	€121,000 (master-plan)
Timing:	Allocation of brief to designer(s): mid-2009 Delivery of design: end 2009
Award:	€6000 (incl. VAT) per prizewinner

Adjoining the city centre of Aalst is a varied area located between the historic urban fabric and later residential expansions to the east of the city. The area is characterised by activities which take up a great deal of space: a railway yard, large-scale retail stores, a park with recreation facilities, municipal workshops, carnival workshops, a rest home and a valley area with the grounds of several mansions. A number of structural axes run through this area: the Molenbeek, the cycle path between Aalst and Opwijk, and the R41 ring-road. The plan area as a whole is also bordered by major infrastructure elements: the N9 and N411 arterial roads, the railway line and the River Dender.

The present study has already been advanced as a priority policy topic in the town's spatial structure plan. The focus must be on remaining potential and possibilities in order to condense by developing additional, preferably urban, functions. This is closely connected with the strategic location of the area and with the vacant land and empty premises there. The scale and diversity of the area requires a nuanced approach. For example, the southern part is a junction in the traffic and transport structure and is the gateway to the city, with support from economic and tourist-leisure activities. In the north, the integration of the project close to the dense, small-scale residential zone is of importance. In the central area, the Molenbeek valley must for its part be safeguarded from building or fragmentation and its status as green belt strengthened.

The presence of the aforementioned infrastructure elements offers opportunities for development but is also a significant sticking point. Strengthened by the industry along the Dender, they form a strong physical barrier between this eastern part of the city and



the city centre on the left bank, something which has always hindered the full residential and recreational development of the area. In addition, the development of the potential link with Osbroek-Gerstjens to serve as a green recreational lung for Aalst will also be hampered by this infrastructure.

From a legal and planning perspective, the area is currently subject to a patchwork of intentions according to the regional plan and various Local Development Plans (BPAs), some of which are already outdated. Limited possibilities in and around the park or within the Small and Medium-Sized Enterprise Zone along Albrechtlaan are a good example of this. Moreover, according to the development plans, some shops and houses are located in the wrong zones. On the basis of the master-plan, Aalst town council will therefore draw up municipal spatial implementation plans in order to further differentiate the area and, if so desired, offer existing activities additional chances and permit new projects and developments.

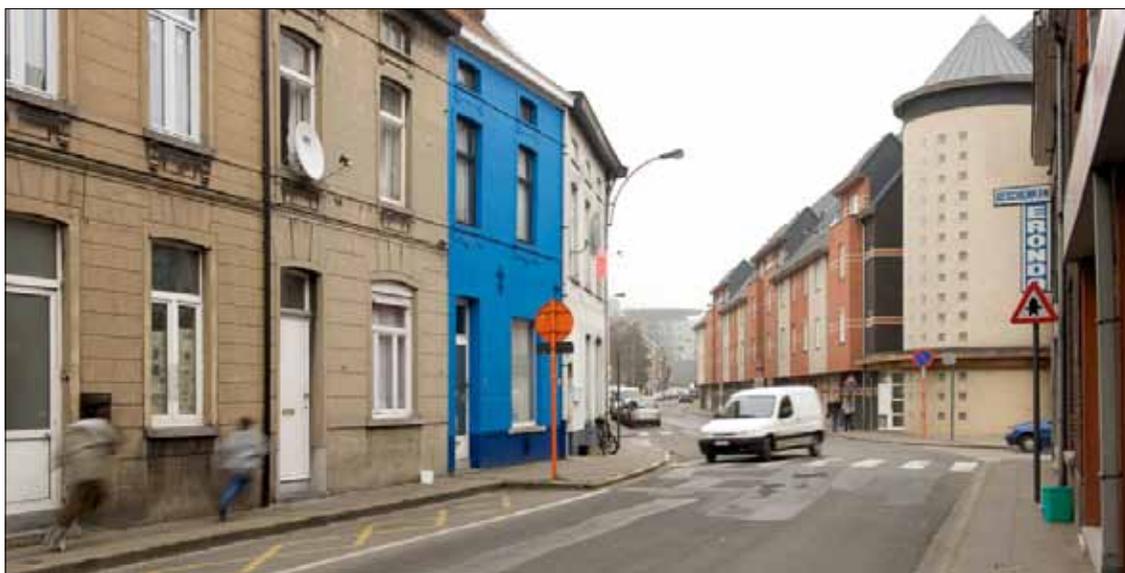


Open Oproep 1711

Aalst - master-plan Albrechtlaan

Aalst town council





001712

Full design brief for the redesign of the main square in Edegem

Client:	Edegem local authority
Location:	main square, Edegem
Budget:	Dependent upon the concept
Fee basis:	between Royal Flemish Society of Engineers standard minus 2% and the standard for infrastructure (wage scale I)
Award:	€5.000 (excl. VAT) per winner

Edegem (with at least 21,000 inhabitants) is one of the most densely populated boroughs in Flanders and is situated on the southern outskirts of Antwerp. People are keen to live there. In spite of its high population density and the proximity of the metropolis, Edegem has the character of 'a village in an urban area' and we are keen to preserve this. The more agreeable the surroundings, the nicer it is to live there. Neat and charmingly laid out streets, squares and parks give the residents a good feeling and they are also safer. Which is why the redesign of the main square is a major priority for the council.

The square is the heart of the borough. It currently has no active function and lacks the sense of open space because it is used for parking. It is only a few events of importance to the borough, such as the weekly market on Tuesdays, the half-yearly fair, the annual Rock@Edegem festival, the festive market and the annual market festivities, that turn the square into a true meeting place for the inhabitants. It is a sign of the spatial use of the square and its worth that it has no name of its own.

It is a triangular square of about 5000 sq. m. and is delineated by three streets (Kontichsstraat, Trooststraat and Hovestraat). The surrounding buildings are characterised by a mixture of functions: the town hall, the primary school, several small shops, banks, a hotel and homes. There is hardly a restaurant or cafe to be found, though there is a great demand for them. On the square itself stands the picturesque old town hall, which is now used only for ceremonial purposes. This ceremonial function must be retained, but at the



same time account has to be taken of possible catering uses in the future. Several bus routes have a stop on the square. The square forms the boundary of the shopping area.

The brief is to create a design for the re-laying of the square and its surroundings. The organisation of traffic, parking facilities, green elements, the integration of public functions (e.g. old town hall, present town hall, schoolhouse, primary school, bus stop, market, and so on), the choice of paving, street furniture and lighting should all lead to a clear and simple design for the public space and make the square into a multipurpose meeting place, the basis for a dynamic and attractive centre. The square can be expanded by incorporating the surrounding streets.

The assignment comprises a full design brief that extends as far as the execution stage (concepts and structure sketch, urban planning applications, construction dossier and site monitoring). The design should take account of the results of an enquiry into the parking needs in the centre and the feasibility of an underground car park.



Open Oproep 1712

Edegem - new layout for main square
Edegem local authority





001713

Full design brief for drawing up a strategic master-plan for the care sector in the Borgerhout Extra Muros district, OCMW Antwerp

Client:	OCMW (Social Services Dept.) Antwerp
Location:	area around the Gitschotelhof rest and care home, including L. Van Berckenlaan
Budget:	dependent upon the master plan
Fee basis:	Architecture min 6% and max. 8% incl. VAT Stability: min 6% and max. 7% incl. VAT Technical installations: min 9% and max. 10% incl. VAT
Award:	€5000 (excl. VAT) per prizewinner

Antwerp's OCMW has formulated a strategic care policy which focuses upon residential and care facilities for the elderly in the district, whereby homecare and residential services are attuned to one another. The aim is to make each district 'lifetime durable' through the provision of a large variety of care forms ('care continuum') and integrated as far as possible into a single site ('residential and care centres'). In order to realise this ambition, an expansion of existing capacity is needed in certain districts and in other districts relocation is required.

The Gitschotelhof rest and care home (Lodewijk Van Berckenlaan) is located in the south of the Borgerhout Extra Muros district and is urgently in need of renovation in order to raise living comfort levels. In accordance with our strategic care plan, it has been decided to retain the existing capacity of this institution (current capacity 182 recognised residential units) and to convert the site into a fully-fledged residential care centre. In addition to the planned renovation of the rest and care service flats, the Gitschotelhof is also large enough to provide space for day care, short-stay accommodation and a local services centre.

With this new residential-care centre, Antwerp's OCMW is primarily targeting those residents of the Borgerhout Extra Muros district and the closest parts of the adjoining Berchem Groenenhoek and Deurne Zuid districts who are in need of care. Most elderly people in the Borgerhout Extra Muros district live in the most northerly neighbourhood (Collegelaan, Morckhoven) and the most southerly (Lodewijk Van Berckenlaan, which includes the Gitschotelhof site). The Gitschotelhof site offers opportunities for expansion in a district where there are few other opportunities for development. This therefore makes it a logical location for the development of a residential and care centre. In addition, the building of a residential and care centre is needed even more in the south of the district if one looks beyond its borders. If the Gitschotelhof was to be removed, there would be a very large region without any care infrastructure.

In this initiative, Antwerp's OCMW is also targeting the neighbourhood in which it is located. The OCMW wants to open up the residential and care centre to the district even more. The inhabitants of the service flats, volunteer carers and certainly the local services centre and its users are capable of bringing about a dynamic between this care centre and the local neighbourhood. The OCMW is not opting for a separate campus, but



instead an 'integrated' one for the elderly which forms an architectural whole with the wider surrounding area.

Research will also be carried out into whether an inter-generational project can be established with other care providers in the district and whether joint ventures with other neighbourhood-focused initiatives can be developed.

The present brief includes the drawing up of a master-plan for this district, to form the basis for the concrete realisation of this vision. The aim of the master-plan will be a district-orientated fulfilment of the brief and will determine the sub-division of the stage of implementation.

The brief includes the drawing up of the strategic master-plan for care in the district. At a subsequent stage, following approval, the master-plan will be translated into a number of implementation-orientated projects. The design team may be eligible to take on part of the project itself, depending upon the design and the available budget.

After this strategic care plan has been delivered, the client may decide to allocate all or part of the briefs for the realisation of the buildings and/or open space provided for in the strategic care plan, without any additional competition, to the design team that drew up the plan. The client is not obliged to do so, however. He may also decide to allocate the subsequent briefs to third parties, but then there must be a new tendering process. In this case the creator of the strategic care plan will be given the task of supervisor. If the strategic care plan does not lead to any further work, its creator is not entitled to any damages.



Open Oproep 1713

Borgerhout - strategic master-plan, care sector
OCMW (Social Services Dept.) Antwerp





001714

Full design brief for drawing up a strategic master-plan for care in the Berchem Nieuw Kwartier district, Antwerp OCMW

Client:	Antwerp OCMW
Location:	area around the Sint-Anna rest and care home, including Floraliënlaan, Berchem
Budget:	dependent upon the master-plan
Fee basis:	Architecture min 6% and max. 8% including VAT Stability: min 6% and max. 7% including VAT Technical installations: min 9% and max. 10% including VAT
Award:	€5000 (excl. VAT) per prizewinner

Antwerp's OCMW has formulated a strategic care policy which focuses upon residential and care facilities for the elderly in the district whereby homecare and residential services are attuned to one another. The ambition is to make each district 'lifetime durable' through the provision of a large variety of care forms ('care continuum') and integrated as far as possible into a single site ('residential and care centres'). In order to realise this ambition, an expansion of existing capacity is needed in certain districts, and in other districts relocation is required.

The Sint-Anna rest and care home (Floraliënlaan) is located in the south-west of the Nieuw Kwartier district in Berchem and is in urgent need of renovation in order to raise residential comfort levels since it does not meet the applicable standards (small rooms without bathroom facilities). In accordance with our strategic care plan, it has been decided to reduce the existing capacity of this institution (from the current capacity of 408 recognised residential units to around 180) and to replace it with additional non- and semi-residential forms of care. The site also has ample room for a local service centre, places for day-care and short-stay accommodation and service flats. There is also the possibility of building service flats alongside Prins Boudewijnlaan on the adjoining Middelheim site (located in the Antwerp district, right next to the border with the Nieuw Kwartier district).

With this new residential-care centre, the OCMW Antwerp is primarily targeting those residents of the southern and eastern parts of the Nieuw Kwartier district and a nearby part of the district of Wilrijk. In this initiative, the OCMW Antwerp is also targeting the neighbourhood in which it is located. Whereas the current rest and care home is somewhat hemmed in and has no relationship with the neighbourhood and its residents, the OCMW wants to open up the residential and care centre to the neighbourhood. The inhabitants of the service flats, volunteer carers and certainly the local service centre and its users will be able to bring about a dynamic between this care centre and the local neighbourhood. The OCMW is not opting for a separate campus, but instead an 'integrated' one for the elderly, one that forms an architectural whole with the wider surrounding area.



Research will also be carried out into whether an inter-generational project can be established with other care providers in the district and whether joint ventures with other neighbourhood-focused initiatives can be developed.

The present brief includes the drawing up of a master-plan for this district to form the basis for the concrete realisation of this vision. The master-plan will aim for a district-orientated fulfilment of the brief and determine the sub-division of the stages of implementation.

The brief includes the drawing up of the strategic master-plan for care in the district. At a subsequent stage and following approval, the master-plan will be translated into a number of implementation-orientated projects. The design team may be eligible to take on part of the project itself, depending upon the design and the available budget. After this strategic care plan has been delivered, the client may decide to allocate all or part of the briefs for the realisation of the buildings and/or open space provided for in the strategic care plan, without any additional competition, to the design team that drew up the plan. The client is not obliged to do so, however. He may also decide to allocate the subsequent briefs to third parties, but then there must be a new tendering process. In this case the creator of the strategic care plan will be given the task of supervisor. If the strategic care plan does not lead to any further work, its creator is not entitled to any damages.



Open Oproep 1714

Berchem - strategic master-plan, care sector
OCMW (Social Services Dept.) Antwerp





001715

Full design brief for drawing up a strategic master-plan for care in the Merksen Heide Tuinwijk district, Antwerp OCMW

Client:	Antwerp OCMW
Location:	area around the Melgeshof rest and care home, including De Lunden Merksem
Budget:	dependent upon the master plan
Fee basis:	Architecture min 6% and max. 8% incl. VAT Stability: min 6% and max. 7% incl. VAT Technical installations: min 9% and max. 10% incl. VAT
Award:	€5000 (excl. VAT) per prizewinner

Antwerp's OCMW has formulated a strategic care policy which focuses on residential and care facilities for the elderly in the district whereby homecare and residential services are attuned to one another. The aim is to make each district 'lifetime durable' through the provision of a large variety of care forms ('care continuum') and integrated as far as possible into a single site ('residential and care centres'). In order to achieve this aim, an expansion of existing capacity is needed in certain districts and in other districts relocation is required.

The Melgeshof rest and care home (including 15 day-care places) is centrally located in the district of Merksem Heide-Tuinwijk and is urgently in need of renovation in order to raise residential comfort levels. The site is bordered by Laaglandlaan, Ringlaan, De Lunden and Korte and Lange Bremstraat. In accordance with our strategic care vision, it has been decided to largely retain the existing capacity of this institution (reduction of the current capacity of 214 recognised residential units to 180) and to convert the site into a fully-fledged residential and care centre. The Melgeshof site is also large enough for an extension comprising service flats (54 flats), short-stay accommodation (5 places) and a local services centre.

With this new residential and care centre, Antwerp's OCMW is primarily targeting those residents of the Merksem Heide-Tuinwijk district who are in need of care.

The neighbourhoods with the most elderly residents in the Merksen Heide-Tuinwijk district are located around the existing care institutions (Melgeshof rest and care home and DC De Brem). It is therefore logical for us to start from the existing infrastructure for the development of a residential and care centre and build the service centre in a more central part of the district. With this residential and care centre, Antwerp's OCMW is also targeting the neighbourhood in which it is located. The OCMW wants to further open up the centre to the neighbourhood. The inhabitants of the service flats, volunteer carers and certainly the local services centre and its users will be able to bring about a dynamic between this care centre and the local neighbourhood. The OCMW is not opting



for a separate campus, but instead an 'integrated' one for the elderly which forms an architectural whole with the wider surrounding area. Research will also be carried out into whether an inter-generational project can be established with other care providers in the district and whether joint ventures with other neighbourhood-focused initiatives can be developed.

The present brief includes the drawing up of a master-plan for this district, which forms the basis for the concrete realisation of this vision. The master-plan will aim for a district-orientated fulfilment of the brief and will determine the sub-division of the stages of implementation.

The brief includes drawing up the strategic master-plan for care in the district. At a subsequent stage and following approval, the master-plan will be translated into a number of implementation-orientated projects. The design team may be eligible to take on part of the project itself, depending upon the design and the available budget. After this strategic care plan has been delivered, the client may decide to allocate all or part of the briefs for the realisation of the buildings and/or open space provided for in the strategic care plan, without any additional competition, to the design team that drew up the plan. The client is not obliged to do so, however. He may also decide to allocate the subsequent briefs to third parties, but then there must be a new tendering process. In this case the creator of the strategic care plan will be given the task of supervisor. If the strategic care plan does not lead to any further work, its creator is not entitled to any damages.



Open Oproep 1715

Merksem - strategic master-plan, care sector
OCMW (Social Services Dept.) Antwerp





001716

Full design brief to draw up a location and traffic plan and the design and building of a maximum of 7 pavilions for Giels Bos, a residential community for mentally disabled people in the Giels Bos

Client: vzw Gouverneur Kindsbergen - Antwerp Province care for the disabled
Location: Het GielsBos, Vosselaarseweg 1, 2275 Gierle (Lille)
Budget: 1st stage - drawing up master-plan, location and traffic plan Flat fee: €35,000, excl. VAT
2nd stage - design and build max. 7 homes (3095 sq. m.) with VIPA €6,200,000 excl. VAT
Timing: Allocation of brief to designer(s): October 2009
Drawing up master-plan/location plan by the contractor(s): before 30th June 2010
Allocation of brief to contractor(s) for homes: 31st December 2010
Scheduled end of work: 31st July 2012
Fee basis: 8% to max. 10% (excl. VAT), including stability and technical installations for the 2nd stage
Award: €7500 (incl. VAT) per winner

The GielsBos is a residential community for 287 people who are seriously or profoundly mentally disabled, often in combination with other disabilities (physical, medical, autism, etc.) and/or behavioural problems. They live on a green domain of 85 hectare with all the facilities for housing, daytime activities, treatment, supervision and recreation, but with an open view of society. When it opened in 1978, the option was for pavilions, which are clusters of five homes, each for 10 residents, together accommodating 250 of the 287 residents. 12 residents live in a new unit on the site, and 32 live in homes integrated into the centre of the village of Beerse. The five pavilions are hidden in the green landscape. It is this housing concept that is due for thorough review. With its 400-odd staff and 250 permanent residents, this organisation is a tight community and the siting of the pavilions makes for a very special locality. This vision should also be emphasised in the new concept proposed by the architect.

A thorough audit of the existing 5 pavilions shows that they do not comply with present concepts of good-quality housing, neither in terms of concept, building physics (insulation) nor technical building installations (HVAC) and that it is essential that they be completely replaced, step-by-step, by new buildings. This is also eligible for subsidy (under VIPA regulations).

The present design brief is in two stages. Firstly, a complete master-plan has to be drawn up, whereby, on the basis of a critical analysis of the current organisation of the entire campus, the designer creates a new concept for the step-by-step location of new homes to replace the 5 pavilions. Internal and external circulation is a point for particular attention, whereby the internal circulation by residents ideally does not involve cars and



can be organised in logical clustering around infrastructure which is to be retained. On the other hand, the accessibility of the new clusters to visitors, staff and suppliers needs to be reviewed and rearranged.

Following on from this, in a second stage, the brief involves the design and construction of the first cluster of a maximum of 7 homes, each for 10 residents, as the first part of the new master-plan to be built. After delivery of this master-plan, the client may decide to allocate all or part of the briefs for the construction of the buildings and/or layout of the open space provided for in the plan to the design team that drew up the master-plan, without any additional competition. The client is not obliged to do so, however. He may also decide to allocate the subsequent briefs to third parties, on condition there is a new tendering process. If the strategic care plan does not lead to any further building work, its creator is not entitled to claim any damages

The homes to be designed are exceptional homes for our own exceptional residents, paying special attention to the essential integration of appropriate technical installations and low-energy use, while remaining within the budget provided for by the subsidy.

The remaining infrastructure is not included in this project.

To learn more about the GielsBos mission, see the website: www.vzwwkindsbergen.be



Open Oproep 1716

Gierle - Giels Bos - vzw Gouverneur Kinsbergen

vzw Gouverneur Kinsbergen - Antwerp Province care for the disabled





001717

Lommel - residential and care centre - Full design brief for the construction of a new residential and care centre in Lommel

Client:	OCMW Lommel
Location:	Jan Davidlaan, Lommel (Heeserbergen district)
Budget:	€ 14,030,970 excl. VAT and fees (including a work of art)
Timing:	Allocation of brief to the designer(s): October/November 2009. Allocation of brief to the contractor(s): following promise of subsidy in principle End of work: not yet known
Fee:	10% on the basis of the indexed estimate of the approved preliminary design (for architecture including fixed furniture, layout of surrounding area, stability, technical installations, energy performance study and safety coordination).
Award:	€11,000 (excl. VAT) per prizewinner



Lommel - Pure energy.

Lommel is developing as a residential town with a warm, sprightly character whose link with nature is a source of inspiration. Previous years have seen substantial investment in the renewal of Lommel. Notable buildings such as the Town Hall and the House of Glass charm with their creative architecture and refreshing transparency, and numerous other inspiring projects are also currently under proposal. The ambitious projects of Lommel's OCMW fit into this innovative policy. The construction plans for a brand new residential and care centre are ready and will soon move into the implementation phase. This residential and care centre makes it possible for elderly people to live in a homely atmosphere and, with its contemporary architecture, it fits into the fabric of the newly developed Hertog Jan site in the heart of the town. In the meantime, a second care for the elderly project is being prepared: the construction of a new building for the existing Hoevezavel Retirement Home.

The Hoevezavel Retirement Home has basic recognition as a rest home with 170 residential units: 70 normal rest home places, 97 rest and care home places and 3 places for short-stay accommodation. This building complex also houses the local service centre, 't Trefpunt. This capacity is being reduced by 47 places which will be relocated to the residential and care centre on the Hertog Jan site. The service centre, 't Trefpunt, will also be integrated into the residential and care centre in Lommel Centrum. The current infrastructure on the present site of the Hoevezavel Retirement Home will be replaced

by a new residential and care centre. This project comprises a rest home with 120 residential units, 3 places for short-stay accommodation, central general and technical support services for both the residential and care centres, consisting of a kitchen, laundry and workrooms for the technical services and a branch of the local service centre. A healthy balance is being sought between the community aspect, efficient organisational arrangement and innovative architecture. Following the construction of the new building, the old buildings will be pulled down and the exterior infrastructure will be put in place. The new centre is also intended to engender a functional relationship with the 40 nearby service flats for the elderly.

This new residential and care centre in Hoevezavel is situated in the district of Heeserbergen. This is a more recent residential district in green surroundings on the outskirts of the town. The construction of the new Hoevezavel residential and care centre has a number of important areas of potential with regard to the development of the local area, which in turn will give rise to a number of opportunities. After all, in the near future the entire area, currently open, will be developed and divided into lots. The open-style residential streets which are to be built will include housing for both elderly citizens and young families (social housing and other types). The Hoevezavel residential and care centre can therefore function as a beacon thanks to its central location and as a social binding agent between the various residential functions which are to be newly developed.



Open Oproep 1717

Lommel - residential and care centre
OCMW Lommel





001718

Full design brief for the construction of a residential and care centre with 120 long-term residential units, 10 short-term units, a day-care centre for 10 clients (stage 1: vzw Menos) and a building for consultations (stage 2: ZOL)

Clients: vzw Menos
Location: Campus Andre Dumont, Stalenstraat 2, 3600 Genk
Budget: €16 million incl. VAT and fees
Fee basis: overall fee min. 9% and max. 10%
Award: €2500 (excl. VAT) per winner

The Menos npo (which groups together Genk Social services, Wit-Gele Kruis (home

nursing), Mental Healthcare Centre/Limburg Initiative for Therapy and Full Personal Care (CGG/Litp) and the Prometheus npo association of GPs) wants to offer a response to the increasingly aging population. Menos' objective is to support elderly people with psychological problems and their various care partners by developing a care chain. This includes effective diagnosis, advice, tailor-made homecare, and living under exceptionally intensive care. In terms of infrastructure, this means a diagnosis and expertise centre, a section of the Wit-Gele Kruis and a residential and care centre.

The development of the care chain implies cooperation between the present and possible future partners on actual care.

To achieve this objective, Menos has reached an agreement with the East Limburg Hospital (ZOL), which owns the land on the André Dumont campus, to use part of this land. Menos intends to build a residential and care centre that incorporates 120 residential units, a day-care centre for 10 clients and a short-term stay centre with 10 residential units.

For the André Dumont care campus, the ZOL has carried out an urban planning study which lays down the location of the various projects and the car park.



This study takes account of additional options within the overall vision of the André Dumont care campus as part of the ZOL. In this connection, a building for consultations by doctors from the ZOL is proposed, covering 1000 sq. m. and including a radiology department. In addition to the traditional focus of the services of the ZOL, its ambulant operations can also provide support for the planned multidisciplinary work of the diagnosis and expertise centre. This project will be carried out using ZOL funds, which means it must also be possible to keep the building costs separate.

For the Menos residential and care centre, the option is for small groups (of 8 to 15 residents) in which family life is reproduced as closely as possible. The aim is to create a home environment that offers a balance between an ordinary, recognisable domesticity and the necessary facilities and safety. The home environment is related to that with which the clients are familiar, and thus includes a room of their own, the possibility of preparing meals together, taking part in the social life of the neighbourhood, etc.

The designs for the various projects must also be approved by the administrators of the ZOL.



Open Oproep 1718

Genk - residential and care centre
V.Z.W. Menos





001719

Full design brief for the building of social housing in Drijhoek, Geel

Client:	Geelse Bouwmaatschappij cvba
Location:	Eikenstraat 18-72, Drijhoek 11-177, Geel
Budget:	€12,500,000 excl. VAT and fees
Timing:	Allocation of brief to the designer(s): mid-2009 Allocation of brief to the contractor(s): autumn 2010 Scheduled end of work: 2015
Fee basis:	Architecture: according to the guidelines of the VMSW (Flemish Social Housing Association) Brussels Stability: according to the guidelines of the VMSW, Brussels Technical installations: according to the guidelines of the VMSW, Brussels
Award:	€6000 (incl. VAT) per prizewinner



The Geelse Bouwmaatschappij is a progressive social housing company with a legacy of 1,800 dwellings in 8 different boroughs. The important basic principles for the realisation of new construction projects include living quality, the social mix, simplicity, restraint, contemporary design and sustainability. The construction site is located on the corner plot between Eikenstraat and Drijhoek in a fairly rural area but nevertheless close to the centre of Geel. The site currently has four seven-storey residential blocks built between 1973 and 1975. These 112 housing units no longer meet the current requirements for rented social accommodation. It was proposed that the blocks be thoroughly renovated, but eventually, following a study comparing thorough renovation and new construction - it was decided to demolish the blocks and build new 'urban villas'. This concept has already been discussed with the Town Planning Department. A maximum of four storeys is proposed, since this can only benefit living quality. The plan is to build an equal number of housing units with one, two and three bedrooms. The new construction project will have to be carried out in several stages. In the first stage, the garages and the block

on Eikenstraat will be pulled down to create a lot of space for the construction of the first new housing units. Our social services department is already working hard on the relocation of the inhabitants of this block. This means the phasing is now fixed. Following this, the other three blocks will be demolished to allow the implementation of the second stage of the project.

This is a fascinating project in which the architect has the challenge of creating high-quality, social housing with an identity that makes a valuable, enduring contribution to the rural outskirts of the town of Geel.







001720

Full design brief for the phased construction of a service centre with space for administration, business, commerce, housing and underground car parks, on the administrative site.

Location:	alongside the municipal park on the River Demer
Client:	Autonom Gemeentebedrijf Aarschot (Aarschot Independent Municipal Company)
Location:	Ten Drossaarde 1, in Aarschot
Budget :	€10 million (excl. VAT and fees)
Timing :	Allocation of brief to the designer(s): 2009. Allocation of brief to the contractor(s): 2010 End of work: 2012
Fee basis:	Architecture min 6% and max 7%. Stability: between Royal Flemish Society of Engineers standard minus 3% and the standard Technical installations: idem
Award:	€10,000 (incl. VAT) per prizewinner



Aarschot town council has commissioned the Autonom Gemeentebedrijf Aarschot (AGB) to construct a service centre on the current site of the town hall (with a surface area of 44a 30ca) which, together with the municipal park, forms part of the historic 'Drossaerde' site along the River Demer.

From 1470, 'Het Drossaerde' was the place of residence of the high-ranking official appointed by the Duke who was charged with governing the city and the surrounding area during the Duke's absence. The gothic house located alongside the Demer, with its stepped gables and staircase tower were completely destroyed in May 1940. In 1974, the current town hall was built on this site but it no longer fulfils the requirements of a contemporary town hall and does not have enough room to accommodate all its staff.

This is why Aarschot town council want to erect a new complex on the administrative site, to be used by the AGB as a service centre. This centre with its underground parking will on the one hand comprise a town hall with 140 staff and, on the other, will offer space for various offices, shops and residential units. During the construction of the service centre, the current town hall must remain operational. In the first phase, the administrative space must be constructed in such a way that the town's employees can relocate following completion. In the second phase, the current town hall can be emptied and expanded to provide space for various offices, shops and residential units.

The service centre should serve as a model with regard to accessibility and flexibility. For example, on the ground floor the new town hall will be equipped with a front office in order to optimise accessibility and service provision for the local population. Furthermore, the town hall must be conceived in such a way that it is initially equipped to house 100 people. The rest of the building will initially be hired out to third parties. This part will later be added to the town hall if there is the need to do so. The meeting rooms must also be designed in such a way that they can be physically separated from the town hall, as this will allow them to be hired out to third parties after office hours.

The town council wishes to construct a low-energy service centre which has both a high level of organisational quality and a high architectural and urban-planning value, in order to enter into dialogue with, on the one hand, the imposing gothic Church of Our Lady on the edge of the municipal park and on the other the existing urban fabric.



Open Oproep 1720

Aarschot - municipal services centre
Autonoom Gemeentebedrijf Aarschot





001721

Full design brief for the construction of a new police station for the Brakel-Horebeke-Maarkedal-Zwalm police zone

Client: Brakel-Horebeke-Maarkedal-Zwalm police zone
Location: Jagersstraat 29, 9660 Brakel
Budget: €3,464,015 (incl. VAT and fees)
Fee: all-inclusive fee of min. 10 %, max. 13%.
Award: €7000 (incl. VAT) per prizewinner



The Brakel-Horebeke-Maarkedal-Zwalm police zone employs a total of 56 staff, 49 of whom work at the police headquarters at Jagersstraat 29, 9660 Brakel. The brief is to design a new headquarters for the local Brakel-Horebeke-Maarkedal-Zwalm police. It involves the creation of the design, drawing up the construction specifications, safety coordination, the tendering procedure and monitoring the construction process.

The project includes the construction of a new and modern but sober and functional police station behind the current police building located at Brakel 1st dept./Nederbrakel 29 to 39, section C number 552, taking into account the new policing system and its ongoing evolution, all within the stated budget. The key words are austerity, functionality and transparency. The architecture should emphasise the distinct identity of the services provided by the local police by means of the materials, a logical layout, optimal accessibility and integration into the local area. The budgetary limit must not be exceeded.

In view of the space available for the new building, a phased approach will have to be adopted. The existing building will remain in use until a part of the new building can be moved into. The old building must then be demolished, the new building finished and the necessary work on the surrounding grounds carried out, and all within the stated budget.



Open Oproep 1721

Brakel - police station

Brakel-Horebeke-Maarkedal-Zwalm police zone





001722

Full design brief for the renovation and refitting of the town hall in Beerse

Client: Beerse local authority
Location: Bisschopslaan 56, 2340 Beerse
Budget: €1,656,000 excl. VAT and fees
Timing: Allocation of brief to the designer(s): autumn 2009
Allocation of brief to the contractor(s): 2011
Scheduled end of work: 2013
Fee basis: Architecture min. 8% and max. 10%.
Stability: 1.88%
Technical installations: 2.77%
Award: €4000 (excl. VAT) per prizewinner



Since 1977, the town hall has been housed in the former St. Jozefskliniek. This building, which was designed by the architects Wijn and Boon, dates from 1935 and is part of the area's cultural heritage. It is a building with a light touch of art deco and stands behind shrubberies and a square laid out in concentric semi-circles. Behind it is the Echelpoel municipal park.

The town hall has undergone little modification over the years. Only in recent years was an investment made on a new entrance hall and sanitary facilities. As a result of the relocation of the police and the social services, extra room became available in the building for the use of administrative departments. However, this was done as well as it could have been and is certainly not customer-friendly. On the one hand, the layout, spatial organisation and comfort do not make it possible to comply with the requirements for customer-friendliness as formulated by the town council. On the other hand, nor do they meet the current needs of the town council and council officials. Furthermore, the building is no longer in excellent physical condition. The finishing and the technical installations are outdated, sometimes in poor condition, and due for replacement. The whole building is in urgent need of thorough renovation. Due to the valuable architectural nature of the building, it has been decided to opt for renovation rather than the construction of a new building.



Open Oproep 1722

Beerse - redesign of town hall
Beerse local authority





001723

Full design brief for the renovation and extension of Zedelgem's old town hall to accommodate the social service centre and the Social Services Department.

Client: Zedelgem local authority
Location: P.A. Vynckeplein 1, 8210 Zedelgem
Budget: €1,310,000 excl. VAT and fees
Timing: Allocation of brief to designer(s): autumn 2009
Allocation of brief to contractor(s): autumn 2010
Scheduled end of work: end 2012
Fee basis: Architecture: min. 7% and max. 9%
Stability: min. 2% and max. 3%
Technical installations: min. 2% and max. 3%
Award: €2500 (excl. VAT) per winner
The old town hall in Zedelgem has been empty since spring 2007. The council



departments moved to an imposing new building immediately adjacent to the old one. Only part of the old town hall was retained, that which dated from the 1950s. In the search for a new use for the old town hall, the local council consulted with the administrators of the social services department. Both in fact had put the creation of a social service centre for the people of Zedelgem in their policy programme and were still looking for an ideal location. It soon appeared that, given the necessary conversion, the old town hall was suitable both as a social service centre and as accommodation for the administrators of the social services department.

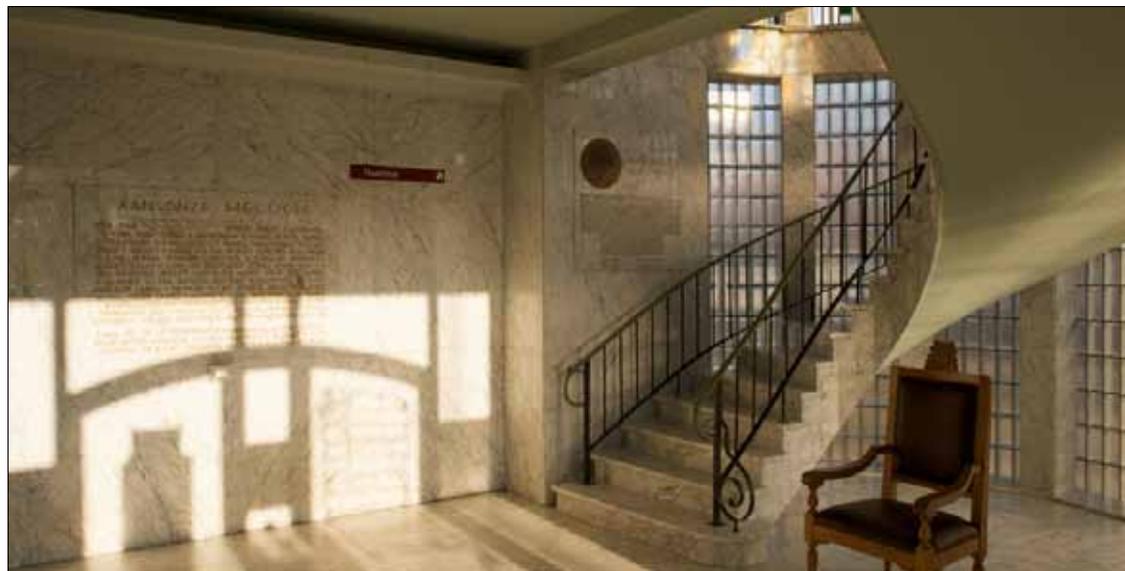
In drawing up the plans, it is very important that the old town hall be integrated into the adjacent new one. Both authorities wish by means of this project to create an administrative 'campus' where the citizen will find all the local services in one location. This notion of the 'campus' should be visible in the design for the conversion of the old town hall. Old and new must form a single coherent whole, with respect for the history and character of the old town hall.



Open Oproep 1723

Zedelgem - Head office of Social Services Dept.

Zedelgem local authority





001724

Full design brief for drawing up a master plan for Campus De Nayer and the construction of a building for technical use

Clients:	the npo 'Inrichtende Macht van de Hogeschool voor Wetenschap en Kunst'
Location:	Campus De Nayer, J. De Nayerlaan 5, 2860 Sint-Katelijne-Waver
Budget:	€35,000 excluding VAT (fixed sum for master plan) €2,300,000 excluding VAT and fees
Fee:	all-inclusive fee of between 8% and 11%
Award:	€6000 (excl. VAT) per prizewinner



Campus De Nayer is located in Sint-Katelijne-Waver and is the technology campus of Lessius University College. The users of the campus are first and foremost the approximately 1200 college students and 150 staff members (lecturers, researchers, administrative and technical staff). In addition to the college buildings, there is also a spin-off (the De Nayer Laboratories) and in 2009 a training centre for welders will be completed. The campus is also regularly visited by third parties for congresses, training courses, meetings, etc., both during the week and at the weekend, during the day and in the evening. The campus is easily accessible by public transport (train and bus) and has many parking options. The master-plan should result in a campus which is recognisable, attractive, has sustainable features, where technology has a visible presence, and which is clearly positioned towards the outside world (e.g. the Mechelen-Antwerp railway line runs 100m from the campus). On the campus site, there must be a separation of motorised traffic and vulnerable road users, but the various buildings must also be accessible to suppliers. The new buildings should be

'eye-catchers'. The building already planned will house the technical services and will therefore be a utility building used mainly for storage (500 sq. m.), workshops and offices for ten employees

The study must also result in a future-oriented plan which makes allowance for an expansion of the campus and the replacement of buildings.

The study assignment includes the drawing up of a master-plan for a technology campus, linked to the design of at least one new building. The master-plan will be translated into a number of practicable sub-projects (both for public spaces and buildings which can be realised by the design team). The committee may also decide to award the whole construction dossier or parts of it to third parties. In that case, the master-planner will act as supervisor/quality controller.



Open Oproep 1724

Sint-Katelijne-Waver - De Nayer College
the npo 'Inrichtende Macht van de Hogeschool voor Wetenschap en Kunst'





001725

Full design brief for the construction of a sports centre with classrooms and an open learning centre

Client:	Board of Directors of vzw Sint-Lutgardisschool, Antwerp - Antwerp City Council
Location:	Begijnenstraat 53-59, 2000 Antwerp
Budget:	€8,727,286 excl. VAT and fees
Timing:	Allocation of brief to designer(s): mid-2009 Allocation of brief to contractor(s): end 2009
Fee basis:	Architecture: min. 7% and max. 8%, incl. VAT Stability: min. 5% and max. 6% Technical installations: min. 4% and max. 5%
Award:	€10,000 (incl. VAT) per winner



The Sint-Lutgardis School has a pressing lack of room and of sports facilities. Despite the downward trend in pupil numbers in independent schools in the centre of Antwerp, the numbers in this school have been growing for several years. In order to achieve the set targets for physical education in primary and secondary education, sports accommodation elsewhere in the city has to be used. In some cases, pupils even have to travel to the opposite bank of the River Scheldt.

The need for sports accommodation applies to the whole of the inner city. Which is why Antwerp city council is prepared to invest in this sports complex and make it accessible to the neighbourhood after school hours. The collective need and limited open space available for building projects like this make cooperation on building projects and the collective use of infrastructure essential. This is sustainable building.

The only site still available in the block is along Begijnenvest. Two plots of waste ground and three houses between them will have to make way for this new wing. The school also needs a large canteen, an open learning centre and several classrooms. The limited space available will have to be used inventively. It is a matter of using the only buildable location in the block to the full, meaning below ground too.

The context of the historical city centre and the proximity of the garden of the Carmelite monastery impose restrictions on the height of the buildings. There will have to be an examination of what is spatially possible. The challenge is to create a building on this site with a structure that offers maximum flexibility and adaptability for the future. For this reason, the structure and access will have to be carefully considered.

This new building will at the same time give the school both a new address and a new face. The new building will determine the school's impact on the neighbourhood and offers an incredible opportunity to give new zest to independent education in the city centre.



Open Oproep 1725

Antwerp - sports centre for Sint-Lutgardis School

Board of Directors of vzw Sint-Lutgardisschool, Antwerp - Antwerp City Council





001726

Full design brief for the construction of a new school building to complement the main Van Averbeke building (SISA), which is to be restored, and CAD to form an arts campus for several arts subjects (among others major parts of the existing SISA and the Royal Ballet School) for 1100 (+ 120) pupils in the Cadix district.

Client: Antwerp City Council, Lerende Stad organisation
Location: Cadixstraat 2, 2060 Antwerp
Budget: €13,500,000 excl. VAT and fees
Timing: Allocation of brief to designer(s): mid-2009
Allocation of brief to contractor(s): early 2011
Scheduled end of work: end 2013
Fee basis: overall fee min. 7.5% and max. 9.5% (incl. stability, technical installations, acoustics, energy performance)
Award: €8000 (excl. VAT) per winner
'The brief is to design an arts campus for at least 1200 students on the Eilandje in Antwerp. The design is for the whole of the blocks involved as well as the construction of



the new buildings.'

Antwerp city council's education department wants to set up an arts campus on the Eilandje, a part of the city that is the midst of development. To this end, several arts subjects have been brought together (including Drama, Fine Art and Multimedia Techniques). The Royal Ballet School will also be part of the future arts campus, though it will retain a face of its own, which must be reflected in the architecture.

The campus as a whole is a combination of new and renovated buildings. The classified buildings in which the present SISA school is housed, and the adjoining CAD building, are to be thoroughly renovated; a new building will go up on the site of the 'Kempisch dok', with a volume of about 10,000 cubic metres. This new building will house a number of activities that would be difficult to accommodate on the sites that are to be renovated or restored.

The assignment here is to formulate an overall vision for the two blocks (classified

part + Kempisch dok part). The new building (SISA site at Kempisch dok) will be further developed immediately afterwards and is part of the design brief. The approach to the classified buildings will be used as the basis for the part of the project that will be developed by way of the Flemish DBFM system. The client reserves the right to award the design brief for the renovation of the existing buildings to a third party.



Open Oproep 1726

Antwerp - SISA school building

Antwerp City Council, Lerende Stad organisation





001727

Full design brief for the new construction project for the primary school and secondary school (Athenaeum) in Hoboken

Client:	GO! Onderwijs van de Vlaamse Gemeenschap (Flemish Community Education)
Location:	Hendriklei 67, 2660 Hoboken
Budget:	€ 1,300,000 excluding VAT and fees
Timing:	Allocation of brief to the designer(s): mid-2009 Allocation of brief to the contractor(s): second half of 2010 Scheduled end of work: end of 2011
Fee basis:	all-inclusive fee 8,39 % including stability, technical installations, EPB
Award:	€2500 (excl. VAT) per prizewinner



Both the De Schakel primary school and the Koninklijk Athenaeum in Hoboken use the school grounds on Hendriklei in Hoboken.

At the De Schakel primary school everyone is a VIP! Each child is a unique personality with their own interests and talents. Our 42 employees are committed to ensuring equal educational opportunities and maximum learning improvement for all pupils. In this safe and familiar environment, they are able to develop intellectually, socially and creatively. The Koninklijk Athenaeum aims to offer a safe haven to any youngster who comes knocking for help, regardless of background or faith. As a result, we have grown into a rich, multicultural community in which we give these young people the best chance of achieving a better future and a valuable place in our society.

The site is a large triangular area located on the corner of two streets, Hendriklei and Weerstandslaan.

There is currently one large permanent building (5519 sq. m.), which dates from 1954 and is situated on the edge of the playground, a gymnasium and a number of temporary outbuildings. The two schools are entirely intermingled in the current building. As a result of an increase in the number of pupils in both schools, the accommodation has become too small. The temporary outbuildings also need replacing. The new building must also ensure better demarcation between the two schools so that each school can better highlight itself and the primary school can acquire its own identity on the site. Following the demolition of the outbuildings, GO! is anticipating a new building with an area of approximately 1000 sq. m.



Open Oproep 17XX

Hoboken - primary school

GO! Onderwijs van de Vlaamse Gemeenschap (Flemish Community Education)







Vlaams Bouwmeester
Vlaamse Overheid

layout

Team Vlaams Bouwmeester

fotografie

Michael De Lausnay, tenzij anders vermeld

Aerial views

Digitale versie van de Orthofoto's, middenschaling, kleur:
provincie Antwerpen, opname 2007 (AGIV), AGIV & provincie Antwerpen
provincie Oost-Vlaanderen, opname 2006 (AGIV), AGIV & provincie Oost-Vlaanderen
provincie Limburg, opname 2007 (AGIV), AGIV & provincie Limburg
provincie Vlaams-Brabant, opname 2007 (AGIV), AGIV & provincie Vlaams-Brabant
provincie West-Vlaanderen, opname 2006 (AGIV), AGIV & provincie West-Vlaanderen

Responsible Publisher

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