

Southern expansion for Antwerp

“Over the coming 15 years, Antwerp expects to see its population grow by 70,000 to 100,000 inhabitants, or about 30,000 families” says Rob Van de Velde, alderman for spatial planning, heritage and green spaces. “And that means an attractive housing and services offer has to grow along with it at the same time”. The chances are great that a substantial share of these new Antwerp residents will be settling down to the south of the city centre, because that area is already bustling with building activity.

The ‘Nieuw Zuid’ and ‘Groen Zuid’ projects are developing almost parallel to one another to the south of Antwerp’s downtown area. Both projects focus on sustainability and living quality. The first project, which is being promoted as ‘The city’s greenest quarter, with no less than 67% green spaces’, is being designed by ‘Triple Living’, a joint venture of ATTIS and Skyline Europe, two Belgian family businesses with several decades of experience in property development. ‘Groen Zuid’ is an initiative of project developer and city centre builder CORES Development from Wilrijk.

2028

A period of 15 years is proposed for full implementation of ‘Nieuw Zuid’, a new part of town being generated by a Private Public Partnership between the City of Antwerp and project developer ‘Triple Living’. The master plan was designed by the Milanese ‘Studio Associato Secchi-Viganò’, in collaboration with landscape architect, engineer-architect and urban development designer Bas Smets (Brussels). The ‘Projectgebied Nieuw Zuid’, extending

behind the Court Building, is limited on the right side by the Scheldt river and on the opposite side by the Antwerp South station. This is an area of around 70 hectares. The ‘Masterplan Nieuw Zuid’ includes two developments that form the object of the Environmental Impact Report (EIR) Plan: the ‘Nieuw Zuid’ project area (to the right of the Court Building) and the ‘Konijnenwei’ (to the left of the Court Building). The first, covering around 29 hectares, is conceived as an urban project, while the ‘Konijnenwei’ is destined to serve as a park.

“No less than 67% of Nieuw Zuid site is being laid out as green space, compared to an average ratio of 12% in Antwerp”

The EIR Plan prescribes a phased development extending towards the south, under which in each phase of the development a viable whole must be present, carefully opened up and linked

Town planning to face Antwerp urban population growth



Speaking recently at MIPIM in Cannes in the Belgian Pavilion, Rob Van de Velde, alderman for spatial planning, heritage and green spaces, emphasises the upcoming housing challenge for Antwerp City and the adequate response to it. Antwerp expects its population to increase by 70,000 to 100,000 over the next 15 years, and is getting ready to give its newcomers a suitable welcome.

Europe has experienced a difficult housing market over the last few years, with prices falling – indeed plummeting in the case of Spain and France. Together with Germany, Belgium has remained stable or even showed a positive trend. The urban population growth that Antwerp expects represents some 30,000 families, for whom both housing and an attractive range of services must be provided, including schools, hospitals and childcare facilities. In response to the strong population growth, the city will expand in almost every direction. Building will take place out as far as the 20th century belt around the city. The emphasis is being placed on mixed sites, where residential developments coexist harmoniously with innovative and service-oriented businesses. Furthermore Rob Van de Velde underlined the harmonious links which should prevail between Antwerp City and its periphery: “We are not engulfing the surrounding towns, and have no desire for the periphery to become heavily built up and part of the city. The fragmentation must stop, and we have opted for urban growth that is suited to the population’s needs, coupled with optimal links to the periphery.”

to the existing urban fabric. A new phase may be started only after the previous one has already attained a high quality level.

The new residential area being developed by 'Triple Living' includes around 18 hectares and lies within walking distance of the vibrant South Antwerp area, with the Leopold De Waelplaats, the Vlaamse and Waalse Kaai as its beating heart. By 2028, 2,000 new residences, two schools, two day-care centres, a sports hall, a campus and a service centre will have been built. Commercial and office spaces are also being planned. No less than 67% of the total site is being laid out as green space, compared to an average ratio of 12% in present-day Antwerp.

'Triple Living' undertakes with the city to get Antwerp CO₂-neutral by 2050. One of the steps being taken to achieve this is the installation of a heating network as an ecological heating facility for the entire quarter. Rainwater is retained as much as possible by allowing it to naturally seep into the soil.

Architectural quality and versatility

'Nieuw Zuid' will offer a wide variety of buildings that are being designed by major national and international architectural firms. The goal is to 'make every building and apartment a unique domicile in an exceptional neighbourhood!'.
• Poponcini & Lootens (POLO Architects) are designing 'Kaai Nieuw Zuid' and 'Zuiderpromenade', both of which are being

built by Interbuild. 'Kaai Nieuw Zuid' is being created in collaboration with the Atelier Kempe Thill on Van der Sweepstraat / Ledeganckkaai. It offers 77 apartments (total surface area of 15,200 m²), 5 retail units and 2 underground levels (3,953 m²).

Delivery is already scheduled for this summer. 'Zuiderpromenade' will offer 5,161 m² over 6 floors and one underground level. Delivery is scheduled for the summer of 2016.

- Architectural firm Robbrecht & Daem is designing the 'Zuidertuin' project, located on Edith Kielstraat, that has around 12,650 m² distributed over 45 apartments, 4 small houses, 2 retail units and 35 bicycle sheds. Interbuild is the construction partner here as well. Completion is scheduled for the end of 2016.
- 'Green Desk' is an office building designed by ARCHI+I / BUROII and is also scheduled for delivery at the end of 2016.
- 'Campus Nieuw Zuid' is being erected at Ledeganckkaai 1-5 and will offer student housing. The project bears the signature of architectural firm BOB361 and February 2016 is the target delivery date.

In addition, 'Triple Living' has announced future cooperations with the architectural firms A2O, Baumschlager & Eberlé in collaboration with Styfhals & Partners.



Striga 1 will stand 80 m above Nieuw Zuid site and provide 15,000 m² of usable floor space. The base includes 4 floors, above which will rise the 26 floors of the residential tower. The design provides a highly varied residential offering directed toward young families as well as seniors, two-income households, singles and singles living together. The facade has been developed so that there are private outdoor spaces as well as communal outdoor gardens.



Vertical city living

The Brussels architectural firm BRUT architecture and urban design, in collaboration with one of the oldest, largest and most innovative architectural firms in Scandinavia, the Danish C.F. Møller architects, has won the architectural competition for **Striga 2**, one of the high-rise developments of the 'Nieuw Zuid' urban development.

In their draft design they redefined the residential tower as a stacked community. Therefore the tower provides a wide variety of housing types to address very diverse residents. There are small flats for young people, lofts for young two-income couples, large family residences, flats adapted for older people, and more innovative duplex residences.

The master plan for Nieuw Zuid determined the contour and height of the tower. By dealing efficiently with the available space, more room was left within the same volume for the individual living areas, and an additional communal aspect could moreover be incorporated, with space for meetings and community activities. The tower has 24 floors and 15,000 m² of floor space distributed over 150 residences, offices, retail units and communal areas. The designers also added outdoor spaces in the form of balconies, winter gardens and roof terraces.

In the architectural competition organised by 'Stadsontwikkeling Antwerpen Zuid', KCAP Architects & Planners (Rotterdam) in collaboration with EVR-Architecten (Ghent) won also the competition for the second tower (Striga 1) to be erected in the 'Nieuw Zuid' urban development

Hoboken Groen Zuid

The first occupants of '**Groen Zuid**' will take up residence as of 2017. With this new residential area in Hoboken, project developer CORES Development is putting the emphasis on affordable living in a green environment. The project developer is targeting a varied buying public, from start-ups through young families to seniors. For the architectural approach, CORES Development is entering into a joint venture with the architectural firms Crepain Binst Architecture (CBA), Meta Architectuurbureau, STAM Architecten and BOB 361 Architects. Crepain Binst Architecture is acting as master architect and is supervising the execution of the visual quality plan.

The size of the site is 7 hectares, half of which is reserved for public space (park) and semi-public space (private gardens and shared inner gardens).



Vertical mini-communities

The high-rise **Striga 2** tower is distinguished by a pattern of levels that is draped around the volume like a veil. This light structure makes the distribution and grouping of the various housing types visible. Within each level, flats are grouped in a collective entity that connects to the terrace areas. The residences are consistently grouped like vertical mini-communities. On the end elevations, glass winter gardens have been designed to serve as green outdoor living areas that can be closed off. The draft design also proposes various communal areas, a bicycle repair area, and a common laundry room at the foot of the tower. A shared double-height space for the residents connects to the roof garden on top of the low-rise portion, while a green triplex tower room guarantees spectacular panoramas over Antwerp and the Scheldt.

More information and pictures on www.pro-realestate.be/projects/Strigall

'Smart terrace building' is another sustainability-supporting pillar. The double-use terraces allow occupants to use a part of the terrace as both an indoor and outdoor space.

'Groen Zuid' will offer 480 residential units with a diverse character. One special feature is that the housing possibilities can be associated with 'Assisted Living'. This living concept ensures independent and care-free living in private ownership. Along with a package of unobtrusive infrastructural facilities, 'Assisted Living' includes a package of services and care that are delivered by a partner organisation.

To connect with Antwerp, public transport and bicycles are being given priority. A newly to be built central cycling path crosses the entire site and assures the link between the centre of Hoboken, the banks of the Scheldt river and Antwerp city centre. Underground parking facilities keep the traffic within the new quarter low. Number of ponds will be present in this green landscape but not only for the view. They will help the rainwater to be held temporarily making possible to establish a sustainable rainwater system.

After a period during which it was above all the northern part of the city that was receiving great attention, with urban area developments like Spoor Noord, Eilandje and construction projects like the Artesis Plantijn University College and the ZNA hospital, it is now the southern development that is attracting attention, with large-scale residential developments such as Nieuw Zuid and Groen Zuid - without forgetting Blue Gate Antwerp as a high-quality and eco-effective waterfront business area.

Eduard Coddé