

**TOPIC**

In Tilburg, in the middle of the town centre, there are still a small number of relatively large open areas where redevelopment is possible. The addition of these sites to the use of the city will create a new urban sub-structure of small courtyards and streets giving a second interpretation to the town. Together they form a surprising secondary route through the town centre and add a new dimension to it. The European site, Burgerijpad, is one of these redevelopment areas. The study area requires a spatial vision that gives the urban block a new structure within the urban fabric. This vision will receive architectural elaboration in the intervention area (southern part of the study area). Both the built-up area and the undeveloped area, as well as the dialect between the existing and the new, merit special attention.

**CONURBATION**

The area is situated in the town centre of Tilburg, the sixth city in the Netherlands. Tilburg formerly a textile town, has hidden qualities including an extremely good university and other educational establishments. Large-scale developments are taking place in the immediate vicinity of the European site that will lend urban impetus to the city, such as the Pieter Vreedeplein project (the addition of shops, offices and housing), the developments in the Veemarktkwartier and the developments in the Spoor zone (making the leap to a high-rise urban environment). There are two residential streets on the northern and southern sides of the study area: Korte Schijfstraat and Fabriekstraat, both with an introvert character and with housing as the sole function. The study area is bordered by Noordstraat on the eastern side, one of the historical streets of the town centre where a mix of functions - housing, shops, offices and catering establishments - can to be found.

**SITE**

Tilburg is a city with hidden treasures. The European site should be developed into a hidden treasure for people to live in, in the western part of the town centre. The study area directly borders part of the Cityring: Noordhoekring. This ring road is the traffic artery that accesses the town centre. The intervention area forms the southern part of the study area. The area has two buildings that are to be retained: one on Noordhoekring and one on Korte Schijfstraat. Furthermore, the development on Noordstraat should be integrated within the concept. The same applies to the adjacent development in Fabriekstraat and Korte Schijfstraat. The rest of the development need not be retained. The presence of the fire brigade on the northern side of the study area necessitates a phased development of the area. In the mid-term the fire brigade will be relocated elsewhere in the city.

**Population:** 200.000

**Location:** Burgerijpad

**Study area:** approx. 3 ha

**Project area:** approx. 1.5 ha



### PROGRAMME

Along Noordhoekring large-scale offices and service functions are possible. The programme envisaged for Korte Schijfstraat is the same as that in Noordstraat, with functions such as studio flats, small offices or workshops, shops and housing. In the middle of the study area the chief function is urban housing. A courtyard with an introvert character and an inviting layout as a communal, external space open to the public in the daytime, encircled by housing, is envisaged. A mix of housing types is desirable: large housing units - approximately 200 m<sup>2</sup> - and housing for both students and families. As many homes as possible are aspired to, approximately 50 % of which will be larger housing units and approximately 50 % divided between housing for students and families. Gallery flats are not desirable. The parking requirements for both the existing functions and the new functions should be well integrated.

### ISSUES

#### Social / functional

The addition of a centrally-located residential area with excellent architectural quality will contribute towards reinforcing the use of the town centre and, what is more, for a variety of target groups. This also adds an extra dimension (housing) to the use of the centre. The area also contributes something to the city by making the external space open for public use in the daytime. On the other hand, the addition of functions on the periphery of the area will create the link with the bustling town centre.

#### Sensitive

Each of the infill developments in the centre of Tilburg, one of which being the Burgerijpad site, should have its own atmosphere. Generally speaking, the existing situation forms the source of inspiration for establishing an individual character. The visual relationships with the surrounding urban elements or the presence of an extraordinary function on the periphery can determine this character.

#### Sustainability

The area should be able to function independently. This has major consequences for parking in particular. Parking is a problem in the narrow streets of the town centre. This is why, in addition to the parking facilities for the site, 40 extra parking spaces for inhabitants from outside the study area should be incorporated in the plan. The creative management of rainwater and infiltration and, in this context, the hard and soft surfaces, is a desirable development.



