



**CATEGORY** Urban design / architecture

**SITE AND TOWN**  
Sphinxkwartier in Maastricht

**POPULATION**  
118,000

**STUDY AREA**  
1.5 ha

**INTERVENTION AREA**  
0.5 ha

**PARTIES MAKING THE SITE AVAILABLE**  
BPF Bouwinvest

**OWNERS OF THE SITE**  
Wijkontwikkelingsmaatschappij Belvédère

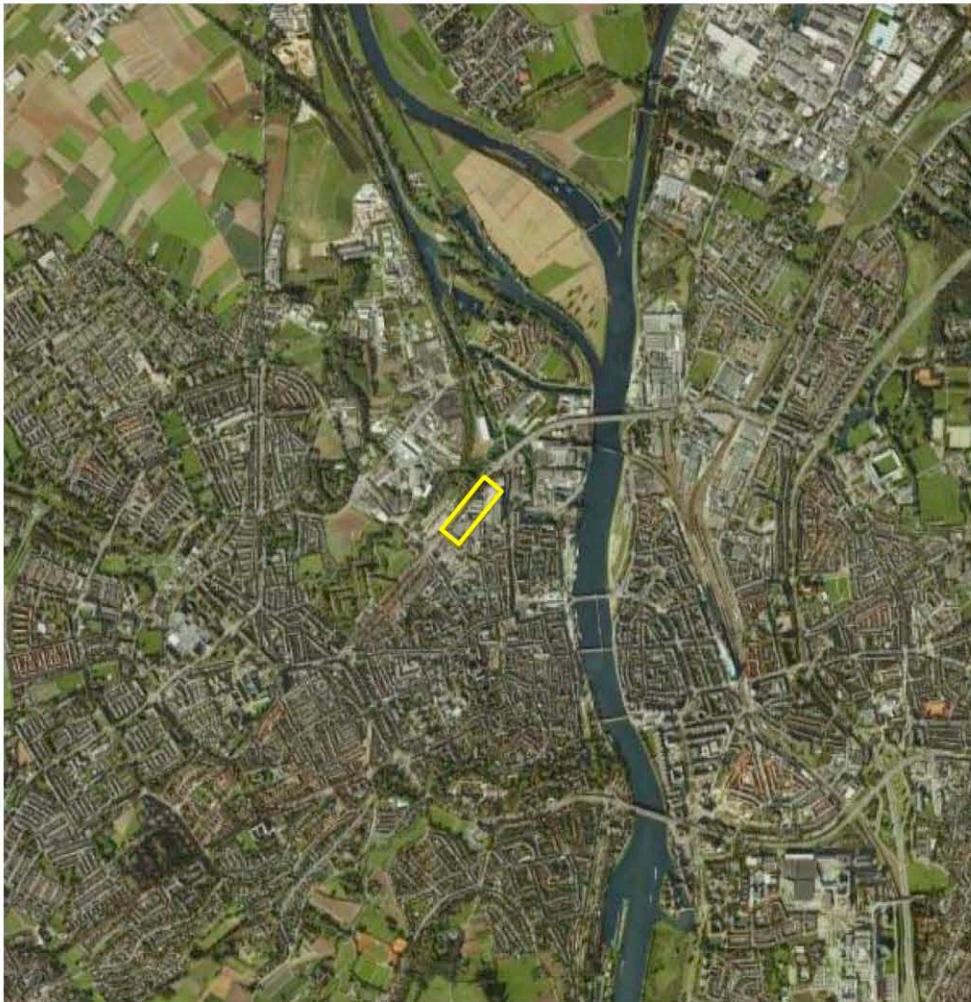
**BRIEF AFTER THE COMPETITION**  
Realisation housing intervention area.

### Assignment

The study area is the strip situated along the Frontensingel. This road causes heavy noise nuisance, of which the effects for the housing scheme should be examined. The intervention area is formed by one of the housing blocks ("block 11"). This block includes an existing structure, the Brikkegebouw building. The Brikkegebouw was used for storing the Sphinx folders and it was constructed in two phases. Block 11 has four floors plus a top layer and it will comprise apartments. An existing factory wall runs along Frontensingel. Frontensingel should be treated as a sound-insulation facade in connection with the traffic noise. So the assignment for block 11 comprises re-designation and development. Block 11 is situated within the Sphinxkwartier and forms part of the whole of the Belvédère Master Plan.

### City policy

The redevelopment of the Belvédère Maastricht intervention area links up with the Municipality of Maastricht's policy for the future. Numerous possibilities and opportunities will be created in the coming twenty-one years. Maastricht needs housing. Belvédère offers space for some 4,000 new homes. Industry makes way for a knowledge and service-based economy. Belvédère will create approximately 150,000 m<sup>2</sup> of business locations. Maastricht wishes to develop as a regional commercial centre. In time, Belvédère will become a welcome extension of the existing shopping supply. Increasing mobility requires the opening up of Maastricht-West, while the redevelopment of Belvédère makes it possible to improve the traffic infrastructure. The further development of Maastricht requires the expansion of urban facilities and the addition of new functions. Culture and recreation are given free range in Belvédère.



**Site description**

Belvédère Maastricht is one of the most imposing urban developments in the Netherlands (280 hectares). The former Sphinx site with its monumental buildings is situated within the Binnensingel sub-area. The ceramic industry dominated the landscape for a long time here. The colossal white Sphinx building, "De Eiffel", will serve as a reminder of this. The Sphinxkwartier will become a bustling expansion of the town centre. The area will comprise housing in an urban pedestrian setting with squares and green zones. A residential area that slowly changes in a northerly direction into shopping facilities specifically focusing on aspects in the field of multimedia, living & lifestyle, and sports. Historical land becomes the breeding ground for a new connection between quality in housing and high tech. The Sphinx will total fourteen apartment complexes, including De Eiffel, all with a view of a residential court. Added allure is created on the ground floor with ground-level access urban housing with gardens. In addition the area on the opposite side, the Bassin and the Timmerfabriek, will be developed into a

cultural area. The Sphinxkwartier is within walking distance from the centre and situated on the Eindhoven and Luik access road.

**New urban mobility**

The Sphinxkwartier is the last development location in the centre of Maastricht and it is an important and promising project. The future relocation of the Noorderbrug makes it possible to develop the Frontenpark. The old fortifications in the Frontenpark are presently undiscovered areas within Maastricht. The new park can be compared with the Aldenhofpark in Maastricht. Unexpected green parks close to the centre gives the Sphinxkwartier a special quality of life: close to the town, with park and cultural facilities.

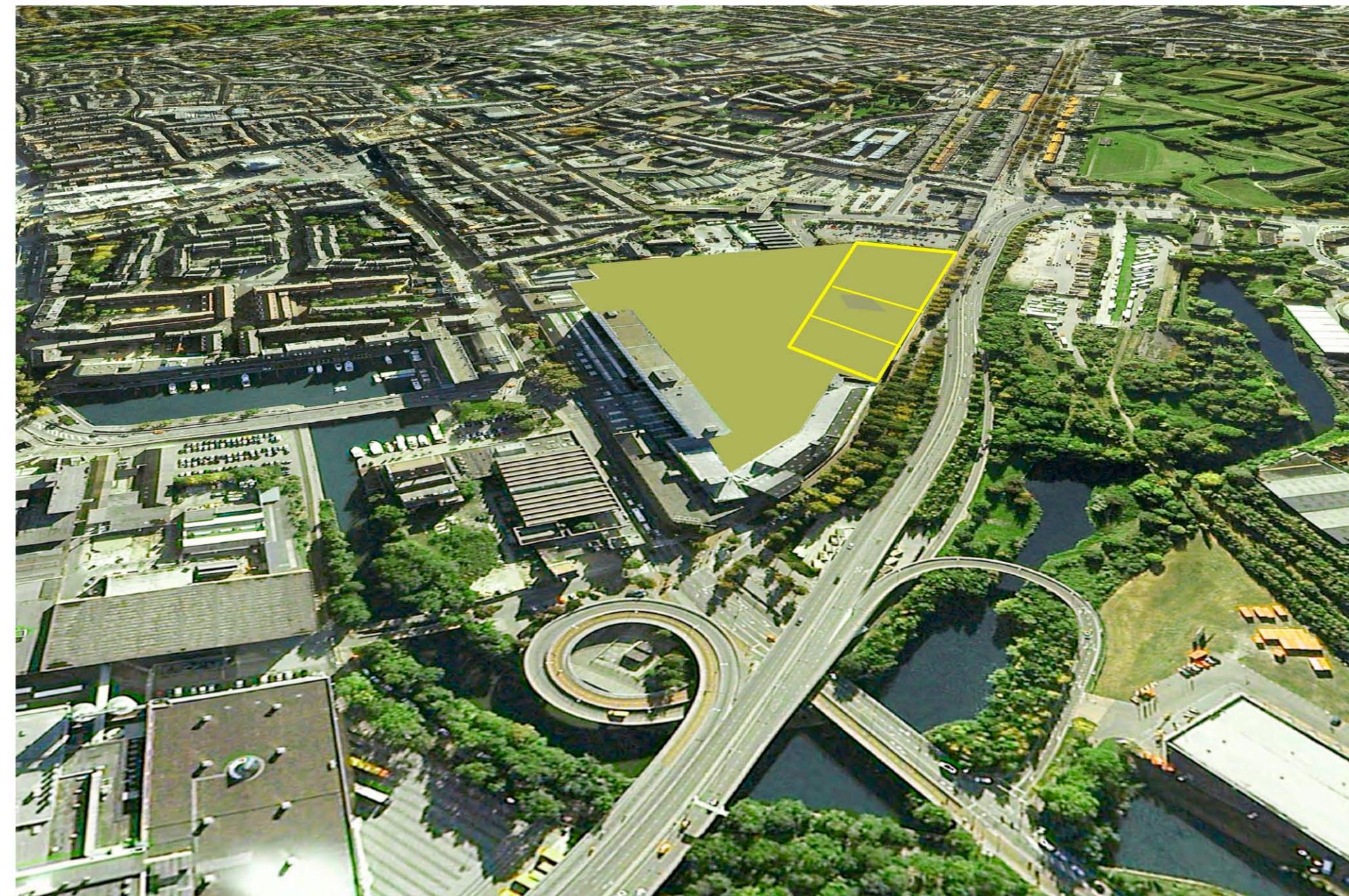
**New social life**

In the area "within the canals" the characteristic Bassin is the last urban area where new functions can be added. These functions will preferably complement the town centre and are characteristic for the area: entertainment, catering, creative industry, leisure, living, working and shopping. With this the Bassin can develop into a colourful melting pot of interrelating, reinforcing functions, creating a lively area with quality, the "Soho" of Maastricht.

**New sustainability**

Innovative sustainability is of overriding importance within the Sphinxkwartier. The application of solar panels, innovative water management and green inner areas are important in the area. The blocks will be connected to Maastricht's district heating.

# Maastricht – Nederland – europan 10



Study area and intervention area ("block 11")



Sphinx building "the Eiffel" wall

entrance of "the Eiffel" the "Bassin"