



Living at the “Blue Boulevard” with a breathtaking feeling of space

ZUIDZICHT HASSELT

*Precast Concrete Awards 2014, Federation for concrete industry FEBE
Nomination category Precast in Buildings*

Client Kolmont nv Woonprojecten nv / Willy Tans nv, Havermarkt 45, 3500 Hasselt

Location Kempische Kaai in Hasselt

Status Phase 1: completed in 2014, Phase 2+3: in execution, Phase 4: design phase

Gross Area Approx. 288 living units and 876 m² commercial/offices, 11.297m² (grounds) + 34.760 m² (above-ground) + 13.890 m² (below-ground), Phase 1: 8.807 m² (59 units and 3 units commercial/offices), Phase 2: 8,669 m² (77 units), Phase 3: 8,867 m² (82 units), Phase 4: 9,177 m² (64 units)

Team B2Ai in association with Bureau Bouwtechniek nv (energy performance/indoor climate and sustainability feasibility study), Milieu en bouwconsult bvba (safety consultant), Libost-groep nv (engineering) and Stubeco (structural)

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This project in Hasselt is sited in an inner-city redevelopment zone where a former industrial site north of the centre is being redeveloped around a canal basin.

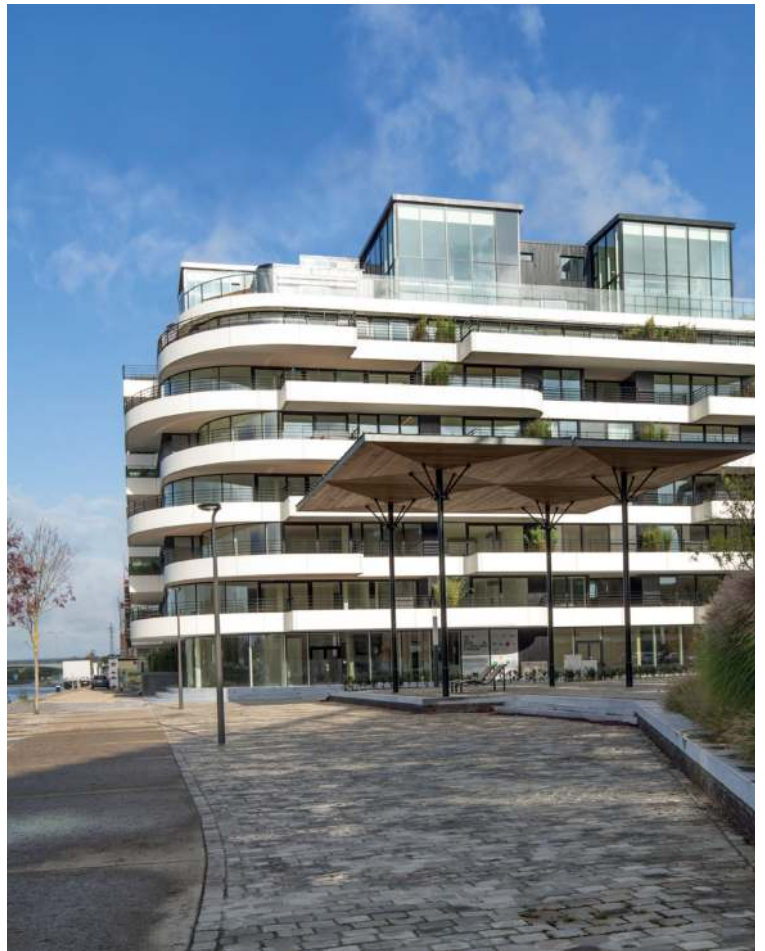
The design stems from a master plan. It will optimise the orientation and views of residential units. A recessed quayside along the waterfront will allow pedestrians and cyclists to move between the different zones. A bridge near the area's pivotal square will link this route to the other side of the canal basin. This will create a loop-like route for the entire area. The section from the pivotal square to Singel will be filled mainly by residential functions.

Architecture

The buildings form part of an urban axis that includes buildings of a former gelatine factory. Open inner areas will retain transparency towards the area to the rear. An alternation of buildings and open spaces will serve as connecting zones and as peaceful spots.

The architecture is open and light and displays a rapport with the water. The scale of the project has been made unobtrusive by fragmenting the volume and by the glazed embodiment of luxurious penthouse apartments with double-height rooms. The inner gardens open out to the canal and to the area to the rear.

The project will be carried out in four phases, phase 1 has been executed. The first phase is the creation of 60 residential units and a few commercial premises on a new square being built by the city authorities.



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B2Ai

Human Centered
Architecture

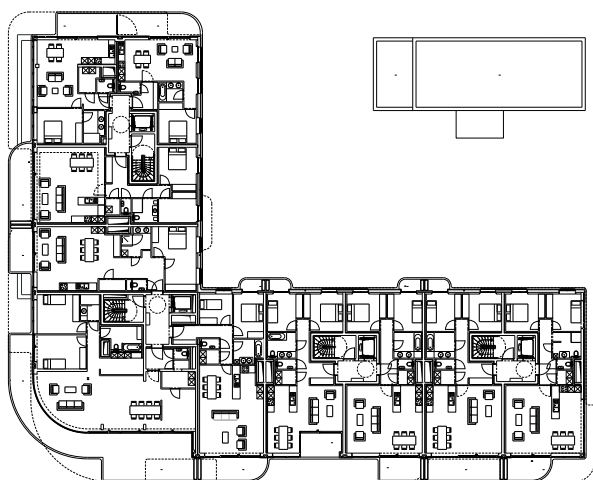




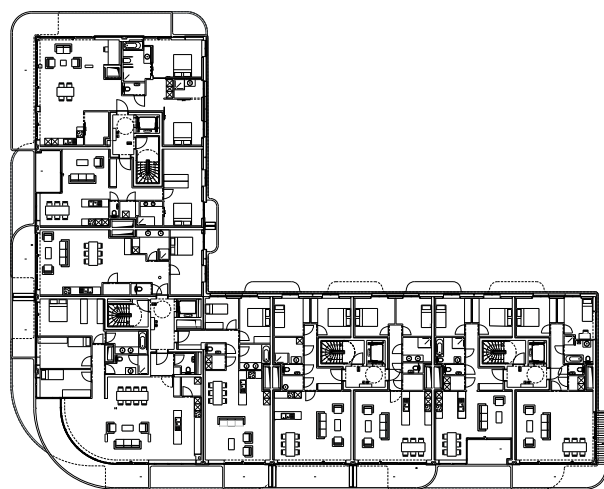




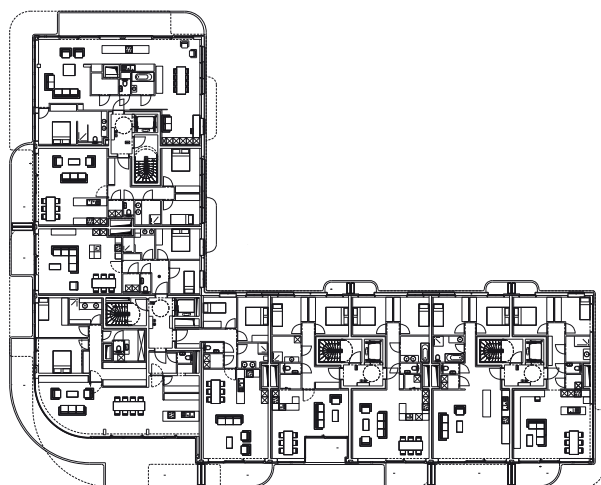
Nivo 1



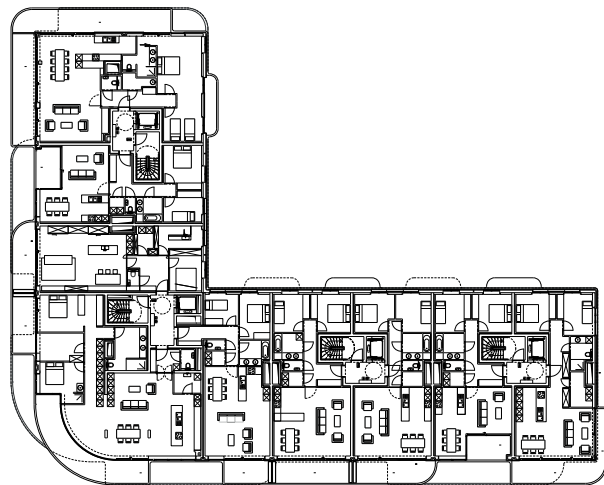
Nivo 2



Nivo 3



Nivo 4



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PROJECT DATA

Client

Kolmont nv Woonprojecten nv / Willy Tans nv
Havermarkt 45
B-3500 Hasselt

Description and location

Master plan and design for 300 residential units along the canal in Hasselt
Kempische Kaai, B- 3500 Hasselt

Team

Arch. Pieterjan Vermoortel (project director)
Arch. Mathias Kerremans (design architect)
Arch. Toon Desimpelaere (project architect)
Int.arch. Bart Decloedt (interior architect)

Status

Specified execution term: Phase 1: 2013
Actual execution term:
Handover date: masterplan + environment: design phase
Phase 1: completed in 2014, Phase 2+3: in execution, Phase 4: design phase

Surfaces

Area surface: 11.297 m²
Gross floor area: Approx. 288 living units and 876 m² commercial/offices
11.297m² (grounds) + 34.760 m² (above-ground) + 13.890 m² (below-ground)
Phase 1: 8.807 m² (59 units and 3 units commercial/offices)
Phase 2: 8,669 m² (77 units)
Phase 3: 8,867 m² (82 units)
Phase 4: 9,177 m² (64 units)

Energy Performance (EPB)

E level: E60

FINANCIAL DATA

Originally estimated budget: 35.000.000 €
Contracted budget:
Final budget:

TEAM

Architecture: B2Ai
Interior architecture: B2Ai
Projectmanagement: B2Ai
Structural conception: Stubeco
Structural work: Libost-groep nv
Safety coordination: Milieu en bouwconsult bvba
EP and feasibility study sustainability: Bureau Bouwtechniek nv

Contractors

Main contractor: Cordeel
Closed shell construction: Cordeel
Lifts: Kone
Sanitary/HVAC: Grontmij / Kerremans
Electrical: EL-Systemps NV
Heating system: Grontmij
Metalling: Harol
Flooring: IC Vloeren / ATRIO / Grutman / Atrio Decor / Dirk Neven
Windows: Corswarem
Painting: Bisso / Deco Paint / Hugo Peerlings
Fixed kitchen furniture: Het Kookhuis
Parapet and handrails: 3S Laswerken / Laenen
Gyproc: Baens Afwerkingsbedrijf
Steel profiles: Metaalwerken Bijmens
Masonry: Bijmens
Plaster works: B-Stuc / Plafobelge
Ready-mixed concrete: Casters beton

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Screed work: DB Chape
Groundworks: De Coster D.
Prefab concrete and architectural concrete: Decomo
Roofing: Dekkers
Industrial concrete floor: glansbeton
Floor insulation: Isofoam / Isola
Insulation: Isolim
Aquapanel ceilings: Lusobati
Marks: Meirlaen Markeringen
Walls and prefabricated slabs: Oeterbeton
Building materials: Paesen Bouwexpo
Interior doors: Porta Nova
Concrete stairs: Prefaco
Sandwich panels: Schriers
Anchors and retaining walls: Algemene ondernemingen Soetaert

Surroundings

Environment construction: Wegenbouw Martin
Terrace: Zoontjens
Railing and ports: Design Art
Planters: Groven Tom
Sectional door: Harol
Climbing frames green facades: Carl Stahl
Foamed concrete: Van De Craen