

Dormant green suburb to
future-proof living

BT

Groenewoud

Living Cities

Berglandweg

71

SRBT

Etten-Leur

Kenniskwartier

Groenewoud

't Zoet Bre'da

Schorismolen

EUROPAN 17

Waalwijk



Groenewoud

Living Cities

Colophon

Living Cities – European 17

Stedelijke Regio Breda Tilburg (SRBT)

Partners

Stedelijke Regio Breda Tilburg (SRBT)

Municipality of Breda, Tilburg, Etten-Leur and Waalwijk

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Dear European competitors,

European NL and the Stedelijke Regio Breda Tilburg (SRBT) are proud to announce six locations in the region for European 17. These sites have been and designated as "prototypical development sites" due to their unique characteristics. We are confident that these sites will provide a challenging and exciting context for the competition. The municipalities of Breda, Tilburg, Etten-Leur and Waalwijk believe that these locations hold tremendous potential for innovative and impactful design solutions.

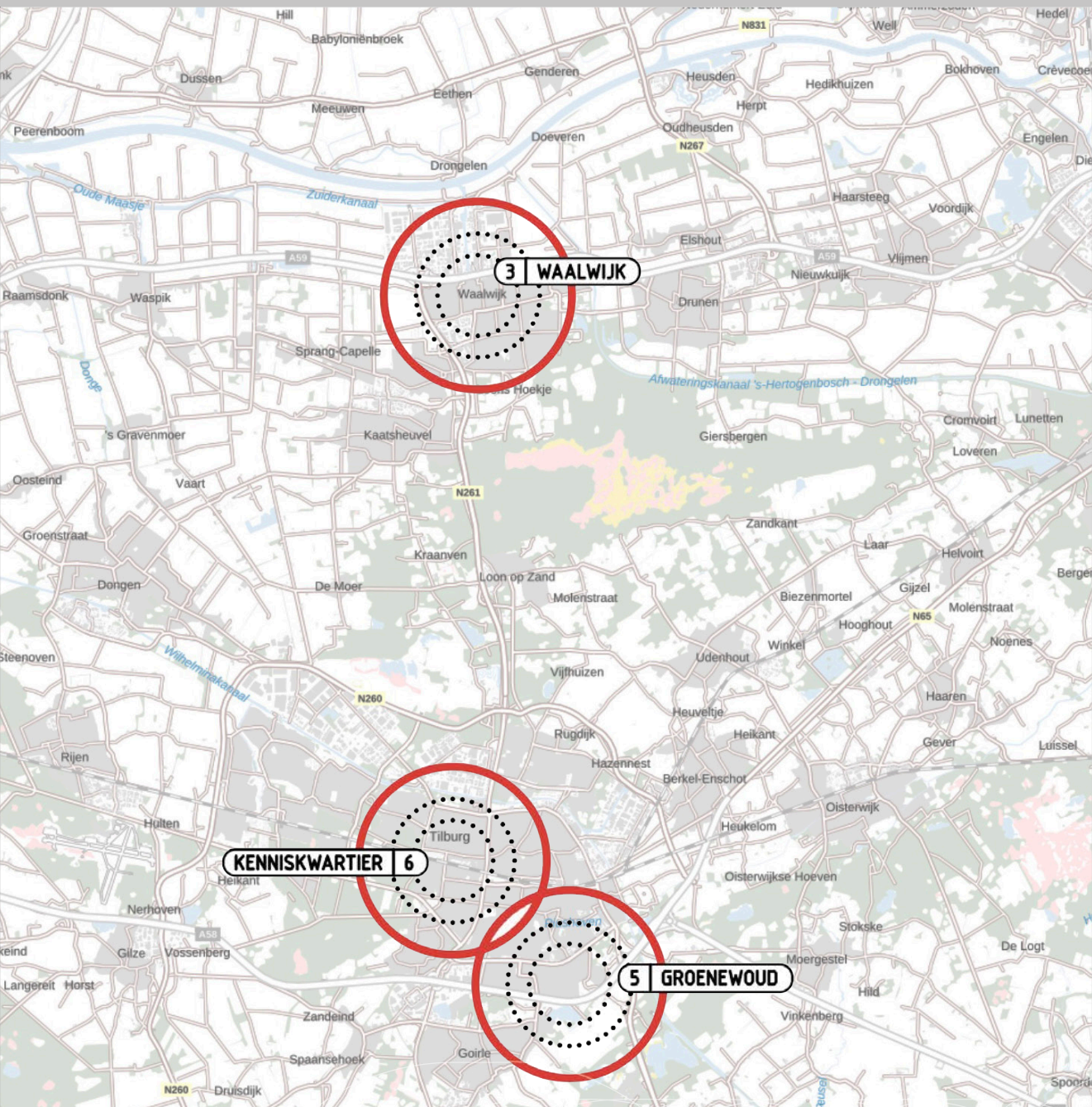
This is the site brief of Groenewoud:

In short, the challenge is to develop a spatial strategy implementing a new mix of functions in the central area of Groenewoud, at the same time conceptualizing a garden suburb of the future where existing green character is rethought to be an essential part of climate adaptability. Reinvent this postwar neighbourhood to be an attractive neighbourhood for the twenty first century urban dweller by, carefully designing community oriented housing typologies, facilities and a new use concept for the surrounding landscape.

European 17

Living Cities





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Six Prototypical Sites

Stedelijke Regio Breda Tilburg

For European 17, six prototypical sites have been selected within the Stedelijke Regio Breda Tilburg that could catalyze opportunities on multiple levels. Places that could enhance the region's ambition towards social equality, resiliency and contribute to 'future proof growth'.

These six sites will be a testing grounds for the Stedelijke Regio Breda Tilburg's ambition and progress spatial and socioeconomic development for the region as a whole. The development framework is currently being drafted and designed. Each site represents an unique set of local problems but similar situations are found all through the region and in the country. Because of prototypical problematic of each site in combination the theme for European 17 "Living Cities", the design ideas will contribute accelerated learning for all 19 municipalities within the regional mosaic, and help implement innovative spatial solutions to the local needs.

The European 17 sites have been selected to implement this process, through research by design and its aim of implementing exemplary projects. The six assignments are in line with the theme of European 17 and the central theme "Broad prosperity" of the Stedelijke Regio Breda Tilburg.

Working together towards a future proof living environment. urbanization the **Brabant's way!**

An **inclusive and attractive** residential environment for our current residents and newcomers.

Aspiring to become an **international leader** in responsible production and consumption.

Sustainable urbanization while preserving the **unique core values** of the city and landscape.

Improving existing networks and **embracing new alternatives** for intra-urban mobility concepts.

Local and sustainable heating solutions in **speeding up the climate adaptation** for the region.

The mosaic

The regional mosaic of (big and medium-sized) cities and small(er) villages in a landscape with a great diversity at the transition from sandy to clay soils functionally form one urban region. The two vibrant large cities, vital medium-sized residential and working cities, pleasant villages, and the beautiful landscape together form an important link in the Urban Network as described in the National Spatial Strategy. The region as a whole is heading towards a future-proof urban development. By formulating and realizing new ambitions together, the region will provide even better business climate and will become more attractive living urban network.

The Breda-Tilburg urban region (SRBT) has around 1 million inhabitants spread over an area of 40 x 40 km. Located at the transition from sandy to clay soils, from the highlands to the river area, it features an alternating landscape of stream valleys, open farmlands, hedgerow landscapes, forests, sandy landscapes, and old cultural landscapes. In this green-blue mosaic, there is also a red mosaic of hamlets, villages, medium-sized towns, and cities.

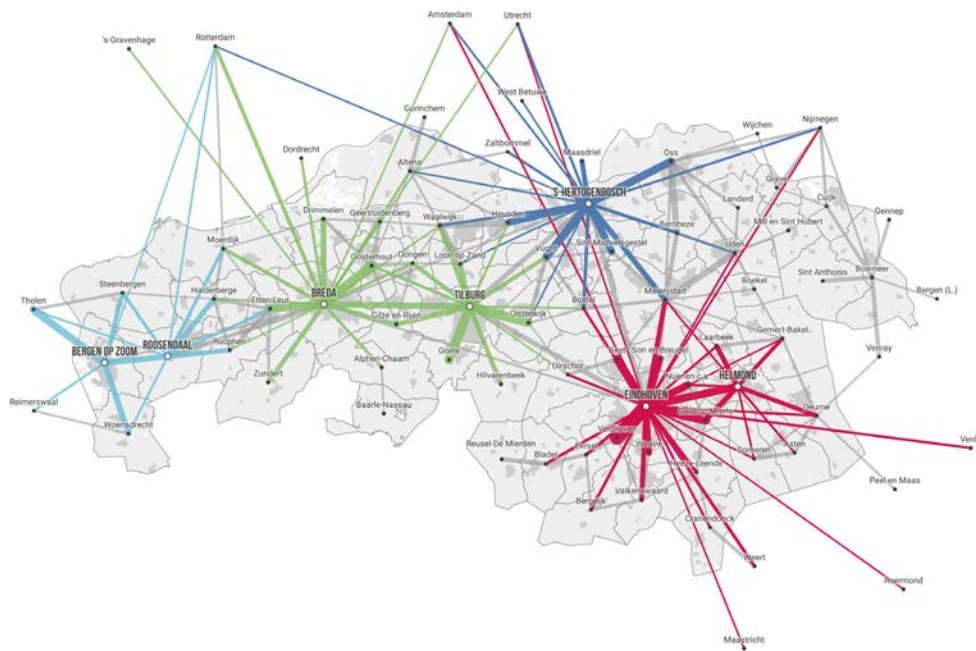
Characteristics of the Breda-Tilburg urban region:

- 1 province, 2 sub-regions, 4 water authorities, 19 municipalities
- 1 university, 3 universities of applied sciences, several vocational education, training (VET) institutions
- 2 top hospitals
- Internationally connected via the Moerdijk seaport, high-speed train network, and road
- Many small and medium-sized enterprises (SMEs) in manufacturing and logistics (6th economy in the Netherlands)
- Unique profile of broad knowledge and application at the intersection of technology and society
- Attractive varied landscape at the transition from sandy to clay soils
- National parks: NLDelta, Biesbosch, Loonse en Drunense Duinen, Van Gogh
- Recreation, leisure, and heritage: Efteling, Beekse Bergen, Zuiderwaterlinie)

This mosaic harbors a broad economic base of companies and businesses that have emerged driven by the soil and subsurface of the region, along streams and rivers. The diversity of subsurface is also reflected in the backgrounds of the regional economy.

Breda emerged at the confluence of the Aa and Mark rivers. Basic conditions for urbanization were present early on: water system suitable for drinking, transporting goods, and serving as a defense, combined with fertile land. The walled Nassau city developed into a city for food and technical industry, later on into a wide range of production and service industries. What has remained all these years, until today, is the presence of Defense.

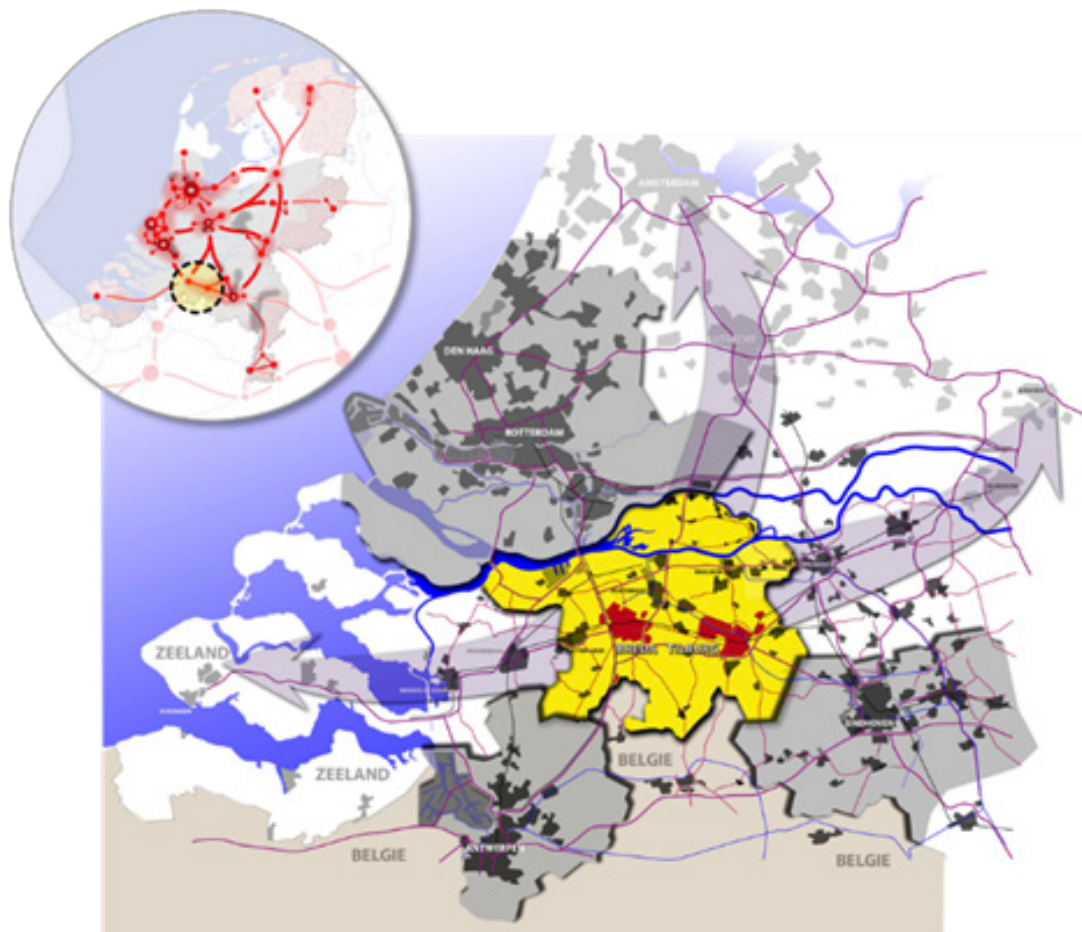
The poor soil and cheap labor in Tilburg were the basis for the manufacturing industry, textile industries and the development of the accompanying tools and machines. The textile, leather, and tobacco industries were well-known and important pillars. Over



time, most of these disappeared, but they formed the basis of the robust and diverse economic network of large and small businesses. Some companies or sectors have developed into unique players for the region, Brabant, and even the Netherlands.

The urban region of Breda-Tilburg is connected in all directions and forms one daily urban system. A Brabant's network of urban centers, residential areas, and employment locations that are interconnected by various modes of transportation, including highways, railways, and public transportation. In Brabant, these are West-Brabant-West (with Moerdijk, Etten-Leur, Breda and Zundert as connecting links), Noord-Oost-Brabant (with Waalwijk and Heusden as pivot points), and Zuid-Oost-Brabant (via Tilburg, Oisterwijk, and Hilvarenbeek). On the north side, SRBT is connected to the southern wing of the Randstad and the urban regions of South Holland, Utrecht, and Gelderland via Breda, Moerdijk, and Altena. The urbanization strategy of SRBT is currently focused on the urbanization challenge of Brabant and the Netherlands. The challenge for the future is to expand this network, enrich it with knowledge institutions and to connect knowledge with the industrial part of the economy and to attract and retain talent (both university and vocational level).

The business climate in the mosaic is very favorable with the attractive varied landscape, formed by the transition from sand to clay and the national parks, such as NLDelta, Loonse en Drunense Duinen and the Van Gogh National Park in formation. In addition, the region has large-scale recreation and leisure, with the Efteling, Beekse Bergen, historic cities and the Zuiderwaterlinie, as well as more small-scale and 'slow' leisure. In this economic structure; at the base large, medium and small companies, with those unique companies with international allure/status at the peak of the economy in the region. The economy of the region, consisting of SMEs in logistics and manufacturing, in services at the intersection of humans and technology, forms the sixth largest economy of the Netherlands and together with Eindhoven even the second largest economy.



Stedelijke Regio Breda Tilburg in a Nutshell

Suitable homes in suitable locations

The national housing shortage is great. Increasingly, it is also a qualitative shortage, the existing housing stock does not sufficiently match the demand of housing.

SRBT region can and wants to do something about this by building according to demand. Age-friendly housing for people who wants to stay in village or neighborhood. Affordable homes for starters and young people and housing for 1 and 2 households. We will build these homes applying the sustainable urbanization principle of not building in the green countryside, but within existing boundaries. This will create an more urban region that meets the housing needs of residents and will attract newcomers as-well. With inner-city and inner-village development we can make a qualitative contribution to the existing city and village and thus also address societal and climate challenges such as inclusivity, healthy living environment and climate adaptation.

Smart engine of Brabant

Brabant is the engine of the Dutch knowledge economy. The region has a strong logistics sector and a thriving manufacturing industry of small and medium-sized enterprises. These pillars make this region a literal and figurative link between the Randstad, the Flemish Diamond, and the Ruhr area, located on important north-south and

east-west transport corridors. There are many research and knowledge institutions, knowledge-intensive companies, and high-quality manufacturing that are of unmistakable value to the Netherlands and Europe.

Additionally there is unique combination of knowledge and skills in the field of applied, human-centered digital technologies in the region. By strengthening the economic power, making the economy circular, we further expand our importance as the “smart engine” of the Brabant economy.

Experimental ground for new urbanism

In terms of spatial planning, we opt for a well-thought-out combination of new developments around public transport nodes and inner urban locations. By making optimal use of available space for living, working, and leisure, we create an environment where people like to live and recreate and companies like to establish. We consider the public space in the city and villages and the surrounding landscape as complementary. We cherish the interweaving of city and countryside.

As an “experimental ground for new urbanism,” we work towards sustainable urbanization while preserving the unique core values of the landscape. An urbanization with respect for the differences between and the value of village and city.

Accessible for residents and visitors

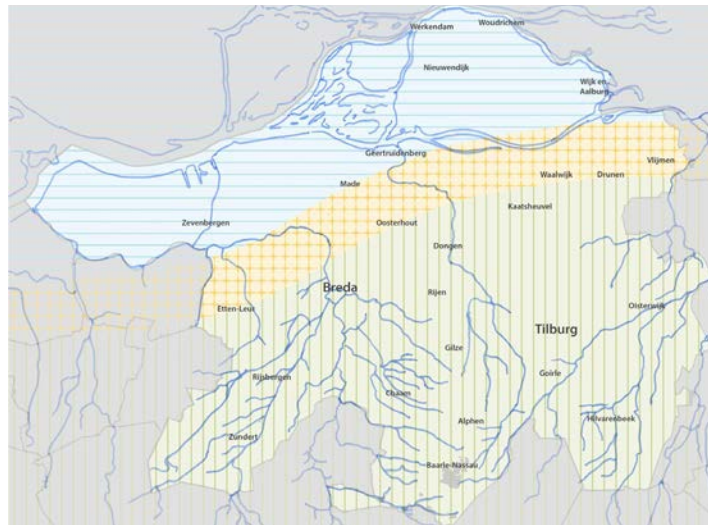
Our sustainable urbanization ambitions can only be achieved through significant efforts in improving the region’s transport system and the necessary mobility and transition to new mobility behavior. This requires high-quality public transport and addressing existing road bottlenecks. At the same time, we offer alternatives to in-city car use, for example, by giving even more space to bicycles and pedestrians. We are developing Breda as an international hub to strengthen connections with foreign countries and the business climate.

Smart mobility, or the smart application of information and communication technologies and data, infrastructure improvements, and changes in traffic behavior, go hand in hand. This ensures not only good accessibility but also improves air quality in our urban environment and surrounding areas.

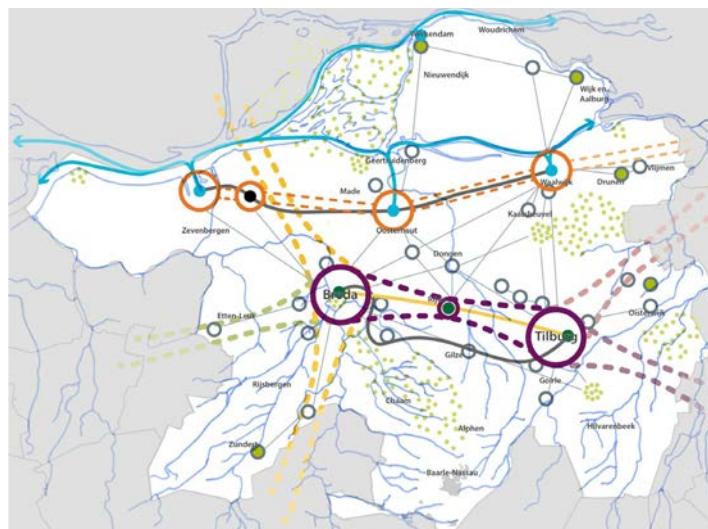
Transition to sustainable heating and energy

The energy and climate changes is one of the major challenges of the coming decades. We can align ourselves with ambitions from our individual Regional Energy and Climate Strategies. The joint heating network in our region can play a significant role in the heating transition for the urban region.

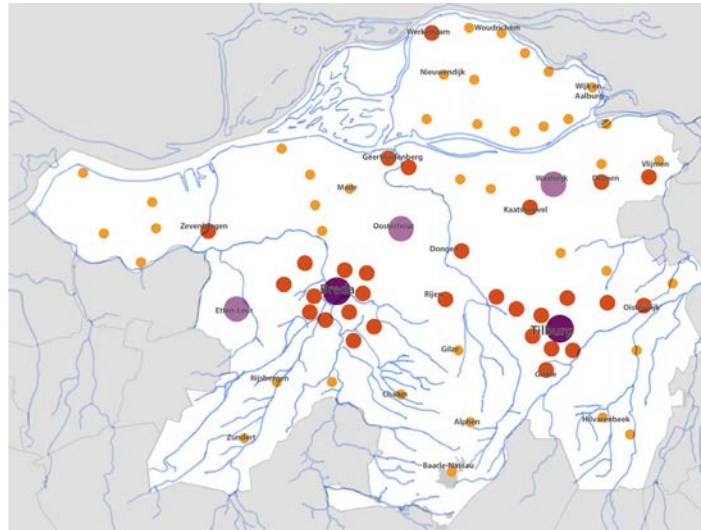
From 2030 onwards, region will start producing more wind energy in the southern flank. By bundling and harmonizing needs regionally we can achieve twice the result. There are also opportunities for aquathermy, geothermy, use of waste heat. It is important to link the climate challenge to the spatial challenges. That means a climate-resistant design and development in the region as a whole.



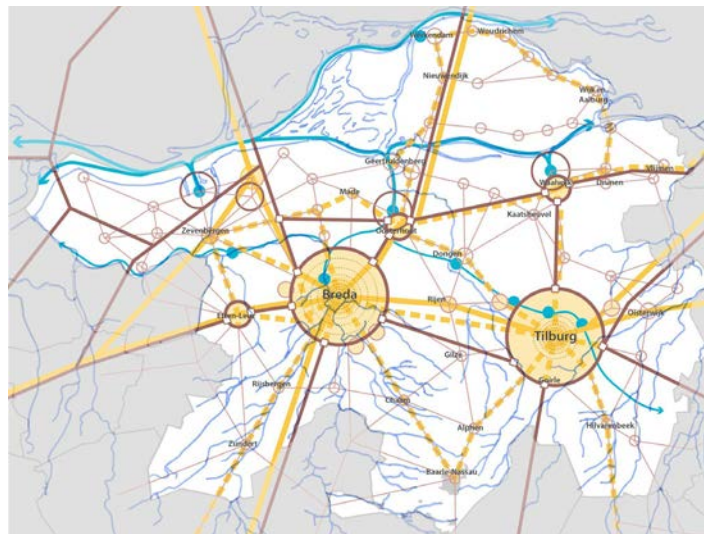
The Urbanization Strategy is based on three types of landscapes: the network of stream valleys on the sandy soils in the south, the flood zone with seepage areas in the middle, and the complexly organized river clay landscape in the north. Resulting into highly desirable urban environment interwoven with a diverse landscape.



The Urbanization Strategy aims to strengthen economic power. The central zone for responsible production and distribution is located in the Moerdijk-Waalwijk zone. Expertise in the field of human behavior and applied technology, specialized clusters (Maritime, Agrofood, Metal, Trees) and a strong and innovative network of SMEs are located in the Breda-Tilburg area. The strong and diverse leisure clusters are located in close proximity to the economic centers.



The Urbanization Strategy aims to broaden the range of residential environments by creating high-urban living and working environments in Breda and Tilburg, urban environments in Oosterhout, Werkendam, and Waalwijk, and urban environments in the vicinity of the existing transitional sub-urban and rural environments in the smaller municipalities and villages.



The Urbanization Strategy must be accompanied by a mobility transition. As the population becomes more urban and behaves more dynamic, the urbanization pattern must contribute to and stimulate behavioral changes. This can be achieved, by organizing more proximity, expanding public transportation, and further expanding the pedestrian and cycling networks more comfortable that weaves small communities into this network. The mobility transitions in must keep these centers livable and accessible.

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Reimagining architectures by caring for inhabited milieus

The aim is to explore the regenerative capacities of living milieus amidst new architectural, urban and landscape ecologies that attempt to overcome the opposition between nature and culture and anthropocentric attitude during times marked by natural disruptions and a climate emergency.

The very possibility of living is now in doubt for all humans, given the excessive consumption of natural resources by certain groups to the detriment of the needs of the global population, exceeding what planet earth can replace. Climate emergency, over exploitation, pollution, inequality; all these disorientations demand actions of care that address the coexistence and interrelationship of all the elements of the living world, and thus mandate a radical shift. Joan Tronto, one of the chief political theorists of the "ethic of care", defines care as "the characteristic activity of the human species which includes all that we do in order to maintain, perpetuate and repair our world so that we can live here as well as possible."

European 17 demands an immersive approach to space design that prioritizes the care of living environments. This requires a transition towards a circular economy and taking into account the impact of our actions. Fairness and solidarity are also important, ensuring all actors are included in decision-making and benefits are distributed equitably. By embracing this approach, we can work towards a sustainable and habitable planet.

**Reimagining architectures that are embodied
in "visions" and "narratives" of the evolution of
sites between present and future**

In response to these territorial challenges, it is more than necessary to create complex, global and dynamic spatial reconfigurations in damaged inhabited milieus in order to revitalize biological and human communities.

To implement the care-based approach, project processes must be innovative, dynamic, and varied. This includes understanding and repairing mistreated territories, engaging in sober urban and architectural projects that are economical in terms of materials, technicality, energy, and resources, reinforcing, regenerating, or creating hybridization between nature and culture, linking the strategic scale of ecological challenges with the local scale of everyday and shared spaces, creating adaptable architectures that consider sustainability and the connection between present and future, and involving all actors in design and production processes with their diversity and differing roles.

Living in Nature in an Age of Climate Change

In preserved sites with predominant nature or spontaneously renaturalized, how to repair by strengthening biodiversity and inserting small-scale architecture into the living?

Creating a Coexistence of Humans and Non-Humans

In sites where built-up areas and natural fragments are juxtaposed, how to maintain or strengthen reconnections, how to repair or intensify biodiversity while making it habitable?

Transmission and Creation, Tuning Rhythms

How to revitalize sites with traces of obsolete uses (industrial or rural heritage) through multi- scalar connections and to adapt heritage to life cycles and rhythms?

Restoring Scales of Proximity and of Territorial Continuity

In hybrid sites mixing productive spaces, residential spaces and natural fragments, how to create a close common ground and connect it to the territory?

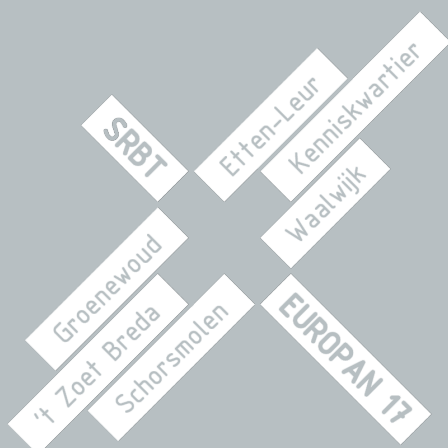
Common Grounds

In sites to be regenerated, how to involve the inhabitants in the ecological transition of their districts?

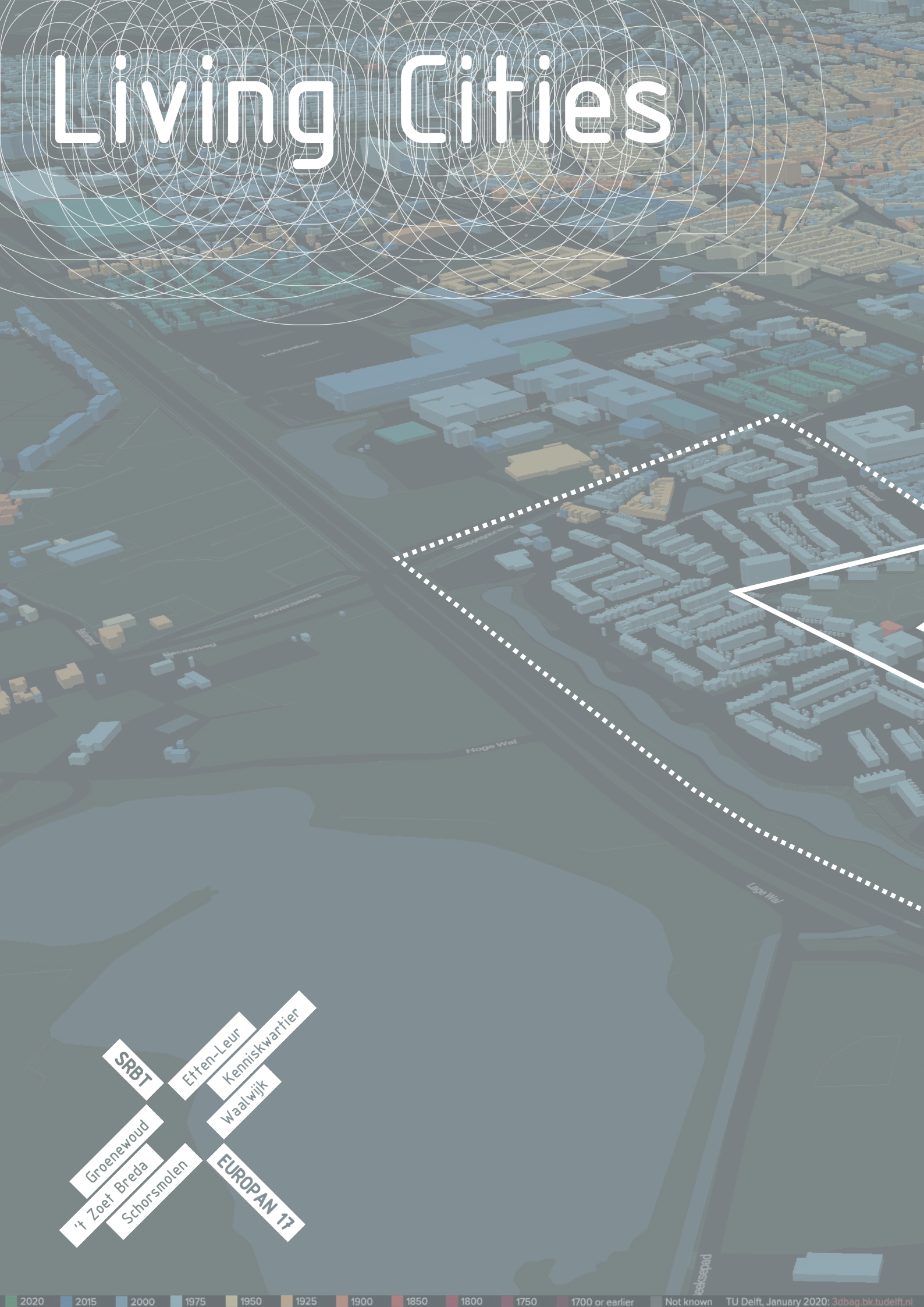
Second Lives

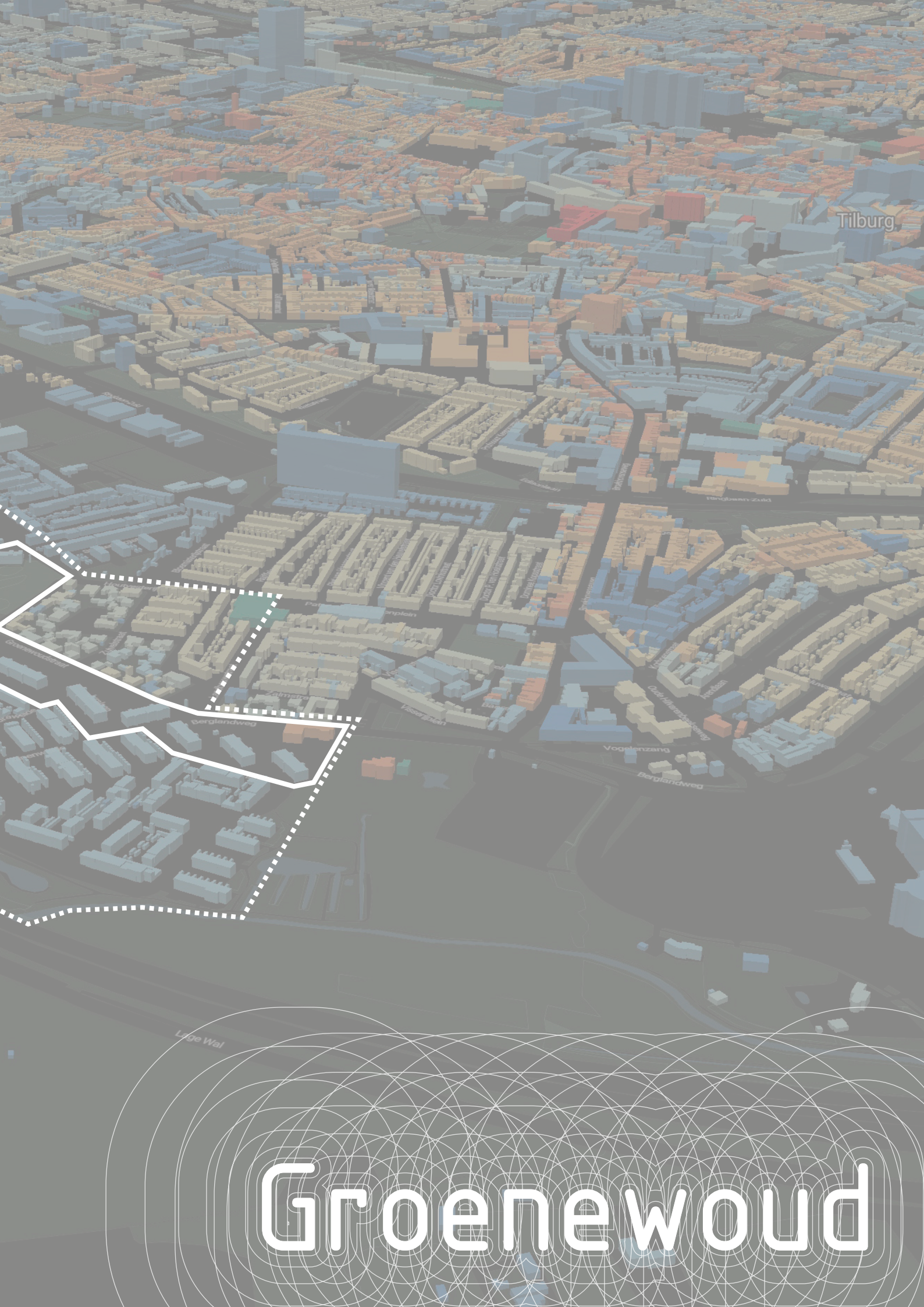
How to reinvest places that are already inhabited and where spaces are degraded, poorly adapted or obsolete, with "eco-solidary" projects?

Living Cities



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Tilburg

Groenewoud

Living Cities

URBAN CONTEXT

A unique story
National challenges

The City of Tilburg seeks opportunities in the combination of accommodating its growth and reactivating urban life in peripheral postwar neighborhoods.

The aim is to attract and retain residents, in particular young generations, to improve the socioeconomic status, to diversify the composition of population and to stimulate healthy and productive suburban living.

Densification is part of the city's strategy, but to make city districts like Groenewoud twenty-first century proof a new mix of functions is crucial to spark socially coherent milieus and to create solutions for the climate adaptability. The City of Tilburg believes that the regeneration of the central area in such districts together with the local residents is key to setting climate transition in motion.

The word "Groenewoud" is displayed in a large, white, sans-serif font. Behind the text is a decorative background consisting of numerous overlapping, thin white circles of varying sizes, creating a complex, web-like pattern.

Groenewoud

A unique story

Groenewoud has a unique story of neighborhood development throughout.

In 1950s, a neighborhood established where so-called 'non-socials' from all over Tilburg were housed Together. With intensive guidance from the municipality and church, this policy lasted for more than a decade. In the 1960s and 1970s, the current Groenewoud consisted only of the current Vogeltjes and Visserijbuurt, during this time a 'parallel society' had developed. From the 1980s, Groenewoud was extended by adding new neighborhoods and the shape of the current Groenewoud was created.

The government shifted its focus from family-oriented to a neighborhood development approach which focused on the physical living conditions instead. This was followed by a period in which the government had a limited presence in the district. National governments withdrew from tackling vulnerable neighborhoods. Municipalities, housing associations had other priorities than tackling safety and quality of life throughout the whole country. This was also the case in Tilburg and Groenewoud, where it was concluded in the early 1990s that once again so called 'a free state' had risen in the Vogeltjes and Visserijbuurt.

In 2022, after years of large-scale police actions in Groenewoud there are visible improvements, especially with the renovation of the Vogeltjesbuurt and the Pater van den Elsenplein. The district is no longer the identity of the Vogeltjes and Visserijbuurt, but a wider range of neighborhoods with their identities. There is a process of normalization and a fresh look to the future. We are building on this with the new area perspective.

TILBURG SOUTH

Groenewoud, Stappegoor & Het Laar is a housing market area where there is an over representation of low incomes and social problems in Groenewoud. In some streets in Groenewoud there are risks of undermining. On the other hand, Groenewoud is also a neighborhood with distinct lifestyles and thus a clear identity, people do not live next to each other anonymously and there is a great social cohesion among small groups of people.

Multiple efforts are already being made to address the social problems. Current understanding is that, restructuring the physical structure (housing and public areas)

1940

The landscape ribbon (Broekhovenseweg) is the first structural support of Groenewoud in which the 1930s becomes Vogelenbuurt-east realised. The city directly connected with it landscape.

1950

A neighborhood arose where so-called 'non-socials' from all over Tilburg were housed.

1960-1965

Groenewoud consisted only of the current Vo-geltjes and Visserijbuurt, where a parallel society had developed at that time.

1967

Due to the increasing car mobility the district was cut off with the arrival of the Ringbaan-Zuid of the city in the late 1940s.

1980

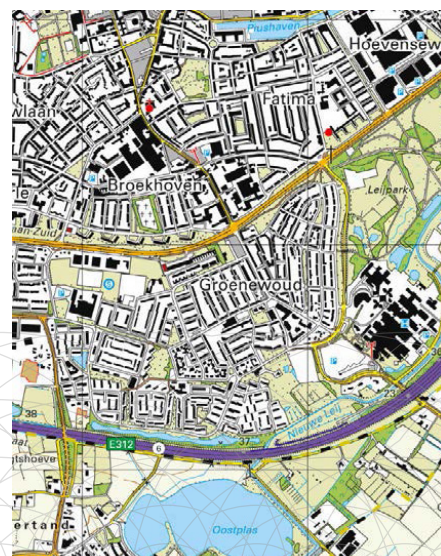
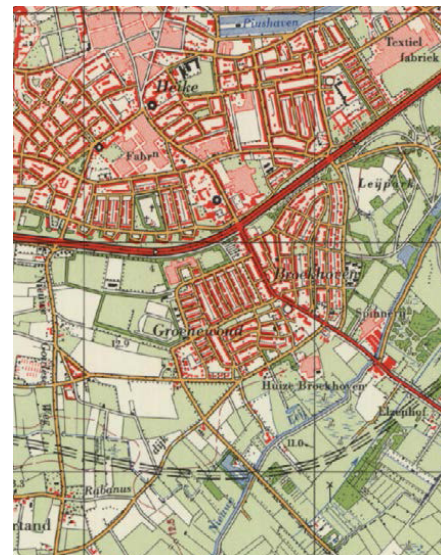
new neighbourhoods were added and the shape of the current Groenewoud was created.

2020

In the last quarter of the 20th century Groenewoud gets an automatic border by realization of the A58. The historical Broekhovenseweg meanwhile runs up against it ETZ Hospital and on the west side of the district. Slowly Stappegoor develops into a city district.

2022

After years of multiple police actions, Within Groenewoud after the renovation of Vo-geltjesbuurt there are visible improvements.







Tilburg

STAD'S ENTREDE

and the addition of housing for more affluent households can also help improve the neighborhood, whereby it is an important condition to maintain a connection to the existing identity.

Recently, the new neighborhoods Willemsbuiten and Zuiderpark have been added, with a very one-sided supply of mainly ground-level owner-occupied housing. With these additions, the desired differentiation at the neighborhood level has not yet been sufficiently realized.

Groenewoud, Stappegoor & Het Laar is a housing market area with different faces and defined sub-areas with little interconnectedness. Stappegoor is a neighborhood with many modern and newly built homes for sale. Groenewoud is a neighborhood with its own identity and coloring, but is also an area with social Problems, crime in some streets, which is undermining to livability in general.

The housing market in Tilburg diverse to draw a generic conclusion. However, we can state that the need to add suitable housing for the elderly requires attention. For new housing additions, it is important to look at what complements the existing stock while diversifying and catering to all kind of economic groups.

RESTRUCTURING NEIGHBORHOOD BY NEIGHBORHOOD

There is a growing concern about the high inequality of opportunity in education, access to housing market and low mental health. As in the rest of the country, the restructuring neighborhood by neighborhood approach has also made a come back. In Tilburg, this coincides with the transition to neighborhood transformations.

National challenges

NATIONAL CHALLENGES

In many vulnerable neighborhoods in the Netherlands residents feel backlogged and the neighborhoods feel uninviting. In short many districts livability is under pressure:

- Concentrations of households with poverty, debt, loneliness can lead to psychiatric problems nuisance and poor living conditions.



- Social problems get mixed up with safety issues: beverages/drug use, social withdrawal behavior, radicalization, domestic violence, human trafficking and exploitation.
- At a young age, the temptation to illegality and crime can lead to young people end up living in a parallel-society.
- Children and young people growing up in vulnerable neighborhoods have a greater chance at a low level school education, prematurely leaving school.

NATIONAL LESSONS

Physical design is not equal to social restructurability. Do more than physical.

Urban renewal mainly works for living quality. Also invest in education, work and care within the neighborhoods.

Mixing and densification of the existing neighborhood only works with a clear strategy. It is very important to know for whom and how?

Social cohesion is not always feasible and useful.

Involvement requires that the residents are heard and decision process is simple and short.

On sub-themes placemaking ideas can function as a social bridge. But on main-themes professional parties should be in the leading role.

Focus on developing areas which can support residents instead of active citizenship role. Leave responsibility in the hand of professional parties.



Living Cities

PROJECT SITE AND ASSIGNMENT

Groenewoud

Spatial Input Area Perspective

Site description

Competition Assignment

Dormant green suburb to future-proof living

Groenewoud

Groenewoud

As mentioned, aim is to make spatial interventions in the service of social tasks.

In Groenewoud, since there is a strong social cohesion among the residents, it may be beneficial to encourage community engagement and collaboration to address the social problems and improve livability. This can be done through community events, neighborhood watch groups, or other initiatives that foster a sense of community ownership and pride. Not all social problems in the neighborhood be solved by urban redevelopment, it may be beneficial to address these issues by partnerships with local social service organizations, job training and education initiatives, or other targeted interventions.

Introducing housing for higher-income households can help diversify the housing stock and attract more investment into the neighborhood. However, it is important that this is done in a way that aligns with the local identity and is responsive to the needs and desires of current residents. This can be done through community consultation and involvement in the planning process. Additionally, Increase the supply of zero-step housing will help accommodate the needs of elderly or disabled residents.

The closed-off nature of the neighborhood and anonymity of the green spaces are partly caused by a “dead” transition between public and private areas. Densification should be linked to activating ‘empty’ green spaces, meeting the housing needs of the neighborhood, modernizing outdated buildings, and revitalizing places and closed-off corners. Enhancing the quality of public spaces, such as parks, playgrounds, and community centers, can increase the livability and attractiveness of the neighborhood. This can also help foster a sense of community pride and ownership.

Overall, a comprehensive approach that addresses the housing needs, social problems, and livability of the neighborhood can help improve the value and attractiveness of the housing stock while preserving the local identity and social cohesion of the community.

FIGURES AT A GLANCE

In Groenewoud, more than 50% of the housing supply is social rental housing. The three major housing corporations are all present. The municipality owns 5 properties along the strip of Pater van den Elsenplein.



Approximately $\pm 3,500$ households
 Over $\pm 7,000$ inhabitants
 60% of housing is social renting
 90% social renting Neighbourhoods around Pater van den Elsenplein
 26% of households experience poverty

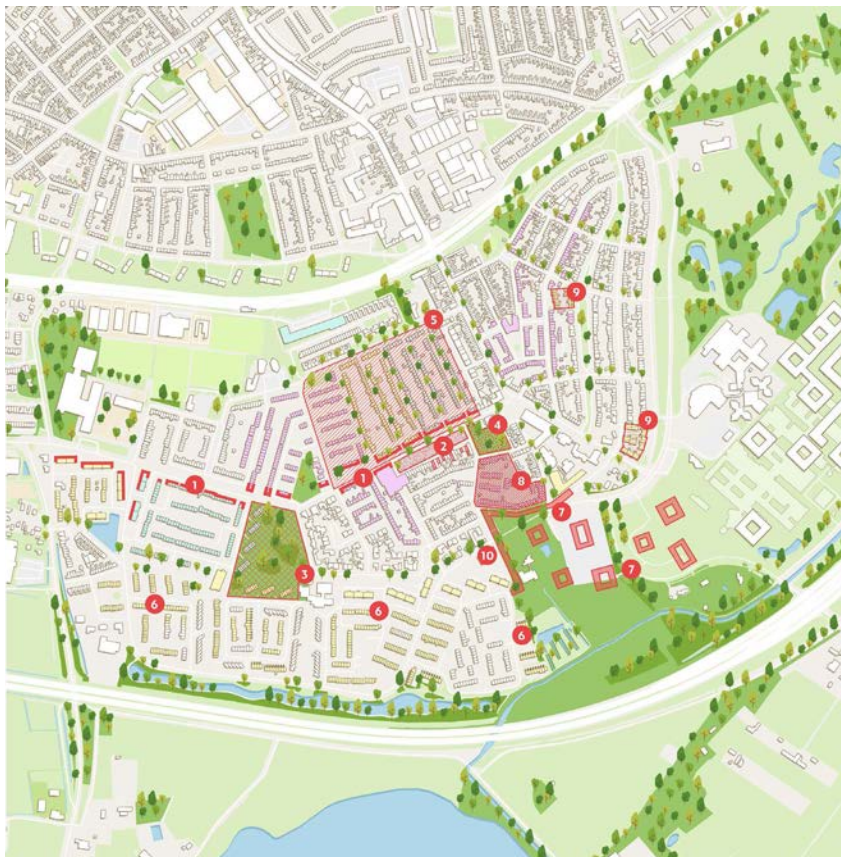
Groenewoud (3,445 households) many ground-level homes (81%), divided into 40% buy and 60% rent. More than half of the homes (54%) are corporation-owned. Unlike the rest of the housing market area, the vast majority of homes were built before 2000 (87%). With 14% of households in the social minimum category, the neighborhood scores poorly compared to the rest of Tilburg.

From the analysis of the neighborhood the following core tasks formulated and coupled with the strategies of the area perspective.

The Vogeltjesbuurt is one of the neighborhoods in the Groenewoud, This neighborhood was successfully transformed in 2014 where a large part of the original residents (70/80%) were rehoused based on an intensive participation process. Before the transformation, the Vogeltjesbuurt was spatially characterized with narrow stony streets, many single-family homes and dated houses. The new urban plan made more room for light, air and space while retaining unique architectural features such as the "farmer's doors" through which to talk with neighbors.

Socially, the Vogeltjesbuurt had a notorious (negative) image of a working-class neighborhood, where there was under mining, crime and untamedness. But there was also strong social cohesion and sociability, where people met in the streets and

Groenewoud



Legenda

- Tiwos
- WonenBregburg
- TBV wonen

- 1 **Woningen langs de wijkstraat**
Aan-/op-/nieuwbouw, met het gezicht naar de wijkstraat
- 2 **Pater van den Elsenplein**
Verdichting met hoogbouw, op parkeerplaats en plek huidige kluswoningen
- 3 **Wonen in Silvertapark**
Woningen toevoegen aan nieuwbouw De Alm. Bestaande woningen door sloop-/nieuwbouw of aanbouw met gezicht naar het park
- 4 **Nieuwbouw Forelstraat**
Nieuwbouwappartementen Tiwos in het park
- 5 **Woningdifferentiatie Landbouwbuurt**
Veel dezelfde woningen. Behoeftte aan differentiatie naar gedeeltelijk nieuwe woonproducten (koop of middenhuur). Samenwerking drie woningcorporaties
- 6 **Zuidelijke strook WonenBregburg**
Onderzoek EuroPan naar aangepast woonmilieu
- 7 **Woningbouw zuidoostelijke hoek**
Scenario 1: wonen in het landschap, blokkenstructuur ETZ doorzetten
Scenario 2: wijkrand afmaken, groene landschap borgen
- 8 **Aanpassen woningen (Tiwos)**
Heroverweging woningbezit in relatie tot naastgelegen ontwikkelingen
- 9 **Woningen WonenBregburg Vogeltjesbuurt**
Verduurzamen en op-/aanbouw
- 10 **Berglandweg**
Volumestudies nieuwbouw Wonen BreBurg, november gereed.



Legenda

- Tiwos
- WonenBregburg
- TBV wonen

- 1 **Pantha Rei bij Willem II college**
Basisschool Pantha Rei verhuist naar het Willem II college.
- 2 **De Alm in Silvertapark**
Verhuizing De Alm naar Silvertapark. Bij nieuwbouw geen tijdelijke huisvesting nodig t.o.v. renovatie en kunnen voorzieningen worden toegevoegd.
- 3 **Don Sarto**
Nieuwbouw op huidige locatie.
- 4 **OCL Leijpark**
Nieuwbouw OCL Leijpark, incl. Libra revalidatie. Zwembad en gymzaal in huisvestingsprogramma.
- 5 **Huisarts en apotheek**
Nieuwbouw gezondheidscentrum.
- 6 **Spijkerbeemden**
Potentiële 'lokal'. Invullen met breed publiek trekhotspot.
- 7 **Zoeklocaties**
Zoeklocaties voor BSO, buurthuis, Bibliotheek, werkplaatsen voor klussers en ZZP'ers, beautesalon, buurtkeukens, broedplaatsen voor kunstenaars en maakindustrie.
- 8 **Kantine Broekhoven**
Bewoners werken aan een nieuw buurthuis. Sociaal/cultuur ziet de locatie liever in de wijk.
- 9 **GDV locatie**
Op termijn verkleuren naar gemengd wonen-werk
- 10 **Scouting locatie**
Op termijn optie voor extra woningbouw.



Legenda

- Tiwos
- WonenBrebung
- TBV wonen

- Parken**
Activeren van parken door woningbouw, voorzieningen en/of sport/spel in openbare ruimte.
- Wijkvergroening**
Groene wijkranden doortrekken in stenige buurten.
- Speelplekken**
Activeren van speelplekken in de wijk.
- Ecologische zone**
Borgen en versterken ecologische zone en natuurlijk overstromingsgebied. Geen (directe) ambitie om dit toegankelijk te maken/in te zetten voor mensen.
- Fijnmazige verbindingen**
V.b. verbinding tussen groene zuidrand Stappegoor en Groenewoud. Ook mogelijk in midden en noorden van de wijk.
- Dorpslint**
Historische verbinding stad en landschap herstellen. Fietsstraat, auto te gast. Autoverkeer OCL aandachtspunt.
- Wijkstraat van Stappegoor tot Koningshoeve**
Nieuwe hoofdstraat met voorzieningen, focus op fiets en voetganger.
a. In Stappegoor auto, fiets, voetganger.
b. In Groenewoud fietsstraat, auto te gast. Ruime stoep.
c. Kruising Zwaluwstraat – Leijparkweg: iconische fietsbrug over Prof. v. Buchemlaan.
- Toekomstige verkeersstructuur**
Lange termijn beleid om de auto naar de randen te verplaatsen. Wegcapaciteit kan dat ruim aan, maar aandacht verkeersveiligheid nodig. Tatraweg wordt mogelijk verkeersontsluitingsweg.

were there for each other. This identity was reflected in the new plan, intensive participation process was set up with residents and as a result a large part of residents were able to come back. The social structures largely remained and at the same time the livability in the area was increased with the spatial transformation.

At present, social cohesion in the Vogeltjesbuurt is strong, but for the project site for european social cohesion very limited.

GOOD START & OPTIMAL CHANCES

Residents of Groenewoud provide support to each-other and are enterprising. The neighborhood is spacious but physically outdated. Many residents are dependent on benefits, there is attraction to crime. There are neighborhoods with high concentrations of social housing and an intensive social management. Young people in the neighborhoods have low access to good education and they tend to leave the neighborhood.

Strategy:

- Add more varied housing offer, increase differentiation in existing property new construction developments. The new additions should target; movement of the elderly and existing residents within the district, suitable offers for starters and attractive homes influx of new groups.
- Distribution and expansion or new construction for primary education in the district, with space for additional facilities in the context of integral childcare centers.
- Space for workshops and incubators, Space for emancipation of children, young people and adults in the informal economy to aid social cohesion.
- Think of care facilities that are possibly linked to (new) housing facilities for the elderly.
- Space for cultural functions and initiatives for the attractiveness and appearance of the area and as a place for (cultural) development.



SPACE TO LIVE

Groenewoud is spacious with green edges and is characterized by its physical location between city and countryside. However through the years, the district has lost its connections with the surroundings and is physically isolated by the ring road, the highway and metropolitan developments in Stappegoor and the ETZ hospital are not well connected to the district.

Neighborhoods have emerged within the district often with their backs to the green and the public space. On top of that Groenewoud is dominated by anonymous greenery, public space with little activity due to lack of functions and high dominance of the car.

Strategy

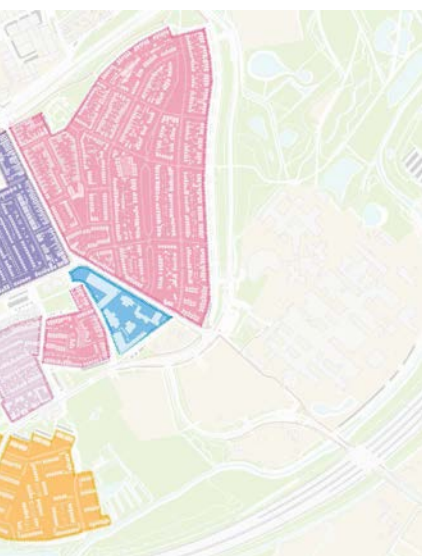
- Opening up the neighborhood: good connections with Stappegoor, the city center and the landscape. Connect to the developments around the ETZ hospital to find the and articulate proper connections.
- Opening up neighborhoods: buildings with the face to the street and the green.
- Opening up green areas: neighborhoods can be connected by blurring the edges between green and the neighborhood borders.
- Improve public space: less emphasis on the car, more space for bicycles and pedestrians and attractive places meeting and gathering, (organised) activities and sports and games.

WORLD THAT SEES ME

We want the image of the neighborhood change, but at the same time retain its culture and identity. We're working on the new story of living Green woods with residents.

Strategy

- Walking route: create a possible route through the neighborhood together with residents, compiled by residents. With this a new story of all neighborhoods can be developed in Groenewoud.



- Area-oriented cooperation and PR campaign.
- The program of implementation of area perspective is not only on municipality and housing corporations but in cooperation with all partners in the district.

Spatial Input Area Perspective

Groenewoud is spatially and socially intertwined with its surroundings and should be viewed in relation to developments in Tilburg-Zuid

No total restructuring, but rather spatial acupuncture

Utilize existing green qualities

Open up the neighborhoods with urban planning and architectural interventions

Translate social issues (housing needs, safety, education, health, sustainability) into unique spatial interventions

Make ongoing developments cohesive to the existing.

Keywords: Integrated, Continuity and Future Perspective.

CORE TASK 1:

Offering Perspective

Offering perspective to people in terms of livelihood and a positive self-image is crucial in making a sustainable difference in the lives of residents. This requires investment in (housing) facilities and creating opportunities for learning, talent development, and personal growth. And by providing space for initiative and social interaction. So that residents can emancipate, gain more confidence in the future, in institutions, and in each other.

- Area perspective of Groenewoud
- Breakthrough initiatives in primary education
- Community center Broekhoven for social interaction
- Pater van den Elsenplein as the beating heart of the community.



CORE TASK 2

Organizing low-threshold help and support

In addition to basic care, such as the Access Team, the consultation office and basic support, more attention is needed for outreach work in Groenewoud. Continuity in professionals who work in the front line in the neighborhood is a determining factor (trust).

- Close and effective cooperation with neighborhood partners
- Healthy Growing up with Perspective
- Pilot for the elderly
- New construction of Health Center

CORE TASK 3:

Creating Ownership

An important part of the multiple approach is to strengthen resources in the neighborhood. These can be professionals such as the neighborhood police officer or the teacher, but also residents who play a positive role model. Think of learning to discuss without aggression or threat, advice on parenting or making a conscious study choice focused on development. But also combating pollution or vandalism of public spaces. And recognizing and supporting resident initiatives!

- Community oriented meeting spaces
- Clean, safe, and healthy actions
- Idea of local heroes and create space for them to act

CORE TASK 4:

Combating Nuisance and Crime

Unfortunately, Groenewoud is in 7th place in the top 10 Dutch neighborhoods where young people are at risk of becoming involved in crime. Historically, the neighborhood has a history of theft, smuggling, hemp cultivation and production of synthetic drugs. The social fabric is well-developed in the different neighborhoods, which leads to a low willingness to report. It is important to continue to visibly combat crime and show that the chance of being caught is real and the consequences are severe.

- Intensive livability approach
- Integrated family approach
- Prevention of young people getting involved in crime.



Site Description

Groenewoud is a typical post-war working-class neighborhood with close family relationships but also social challenges such as inequality, health problems and social segregation. From the Municipality of Tilburg, there is a city-wide densification task of 25,000 housing units. These homes must land within the city limits to spare the valuable outside landscape area and strengthen the existing city. For Tilburg South, this means realizing approximately 2,000 homes between the Ringbaan Zuid and the A58 freeway. Groenewoud, in combination with the social task, will also have to accommodate some of the densification.



For the reflection area, the overall task is to **Densify, Differentiate, Build on what quality already exists, and Provide decent housing.** The area is under strong pressure (health, educational disadvantages, poverty) and that there is little social cohesion.

Design ideas are expected to contribute to more collectivity in the neighborhood, strengthening social structures and livability, enriching the existing housing stock by adding mixed housing typologies and realize new relations to and uses for the green public space. A fitting home for new and existing residents in quality green neighborhood. The present mature greenery can be used as spatial quality to from a experience of living together in a forest, bringing together the best of city and landscape.

The quantitative task is not a goal in itself. In addition to quantity, it is about new housing developments being a qualitative addition to the housing stock in the neighborhood. Groenewoud now contains mainly ground-level housing (81%), 60% of which is rented. More than half of the housing in the neighborhood is corporation-owned (social rent), and the neighborhood also has a high percentage of households in the social minima category (14%). In addition, due to demographic trends, there is demand for new housing typologies for one/two-person households, starters, seniors (with and without care needs).

1

Densify

The goal is to make a qualitative spatial and social impact in the neighbourhood through the means of densification and diversification of the housing stock and unlocking the green potential. This can perhaps be done by splitting the existing housing stock, adding new apartments.

Following the densification task in South, how can additional housing be realized in the existing urban fabric and neighborhoods such as Groenewoud?

2

Differentiate

At present, here are many single-family homes in Groenewoud, while space is needed for one/two-person households such as starters and seniors.

How to create more variety in the housing stock through e.g. repair, renovation, demolition, new construction and additions?

Groenewoud



Inspirations

3

Build upon on the existing

The spatial concept of the reflection area is to be based on the principle of the 'bloemkoolwijk' the Dutch translation of the Garden City Ideology. These are neighborhoods built between 1970 – 1985 and 20% of the Dutch population lives in this type of neighborhood. The 'bloemkoolwijk' neighborhood is characterized by a mature green structure but unused, residential areas and structuralist ideas with separate traffic flows creating lots of residual unattended public space.

How can we translate this concept to the 21st century, harness the power of this spatial concept and solve the socio-spatial issues?

4

Decent housing

Affordable housing in Dutch (and international) practice often results in low build quality. In practice, however, many designers demonstrate a counterpoint, namely that affordable housing with spatial quality is certainly possible.

How is spatial quality shaped and how does it remain affordable?

In coordination with housing corporation WonenBreda, consideration was given to a list of quality requirements for the new housing on the project site, tailored to the qualitative ambitions set:

- More stacked housing and shared housing forms to encourage more diversity in housing supply and circulation in the neighborhood,
- This area is characterized by more individuality, aspires for more collectivity and the strengthening of social structures in the area.
- Every home must have a minimum of 60m² (depending on the target group, housing form and housing quality), a storage room, a qualitative outdoor space (private or collective), a bicycle parking space, appropriate form of mobility (shared mobility, bicycle and/or car parking) and target group-specific wishes (such as a shared mobility scooter parking space for seniors).
- To achieve more collective living forms, consider encouraging meeting and social bonding, e.g. by adding a shared living room/kitchen, shared workshop, flex work spaces, shared amenities, safe approach routes, private space that can be personalized and shared/shared space, etc.
- Take inspiration from the collectivity ideas from the Garden City and 'bloemkoolwijk' concept with a 21st -century translation.
- The existing school located within the project site has the ambition to renovate. It is important to connect the school spatially and functionally with its surrounding neighbourhood fabric.



Berglandweg



Aerial view Groenewoud



Groenewoudstraat – looking towards Basic school



Typical in-between green area





View Berglandweg





Aerial view Groenewoud



Typical in-between area



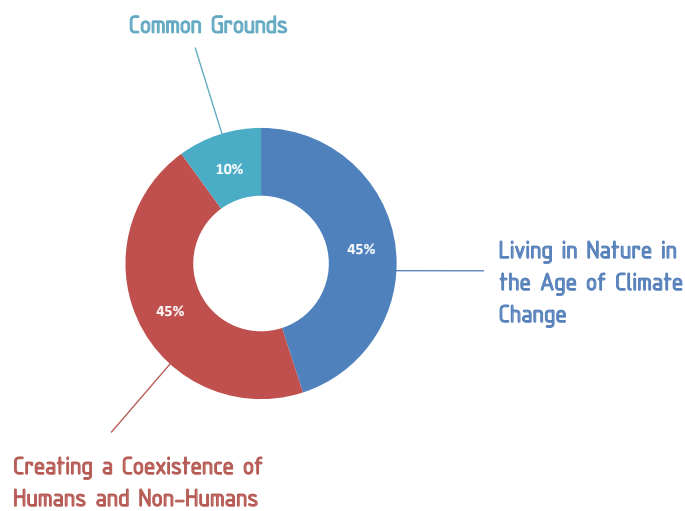
Paer van Den Elsenplein



Groenewoud

Living Cities

Sub-themes



Site Family

Let the birds sing!

Location Groenewoud, Tilburg

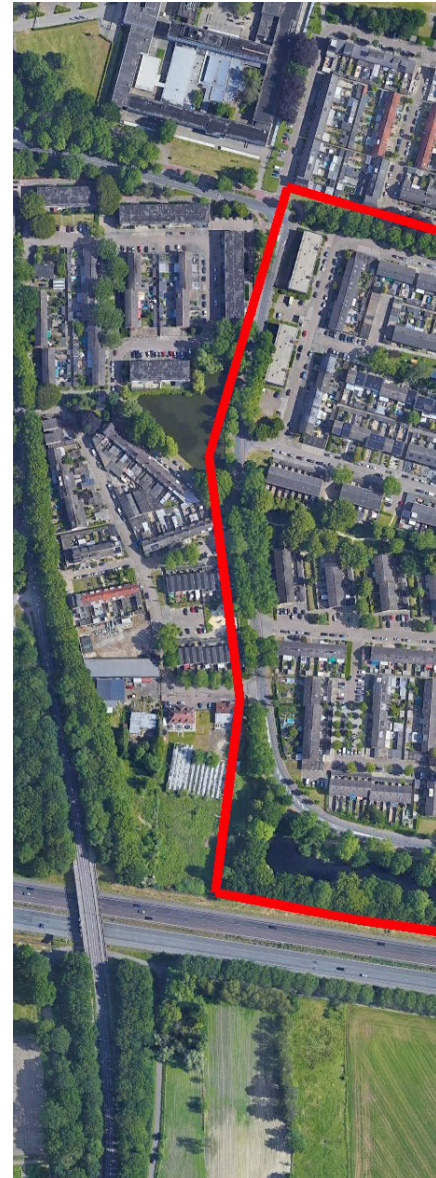
Population 217,000 inhabitants

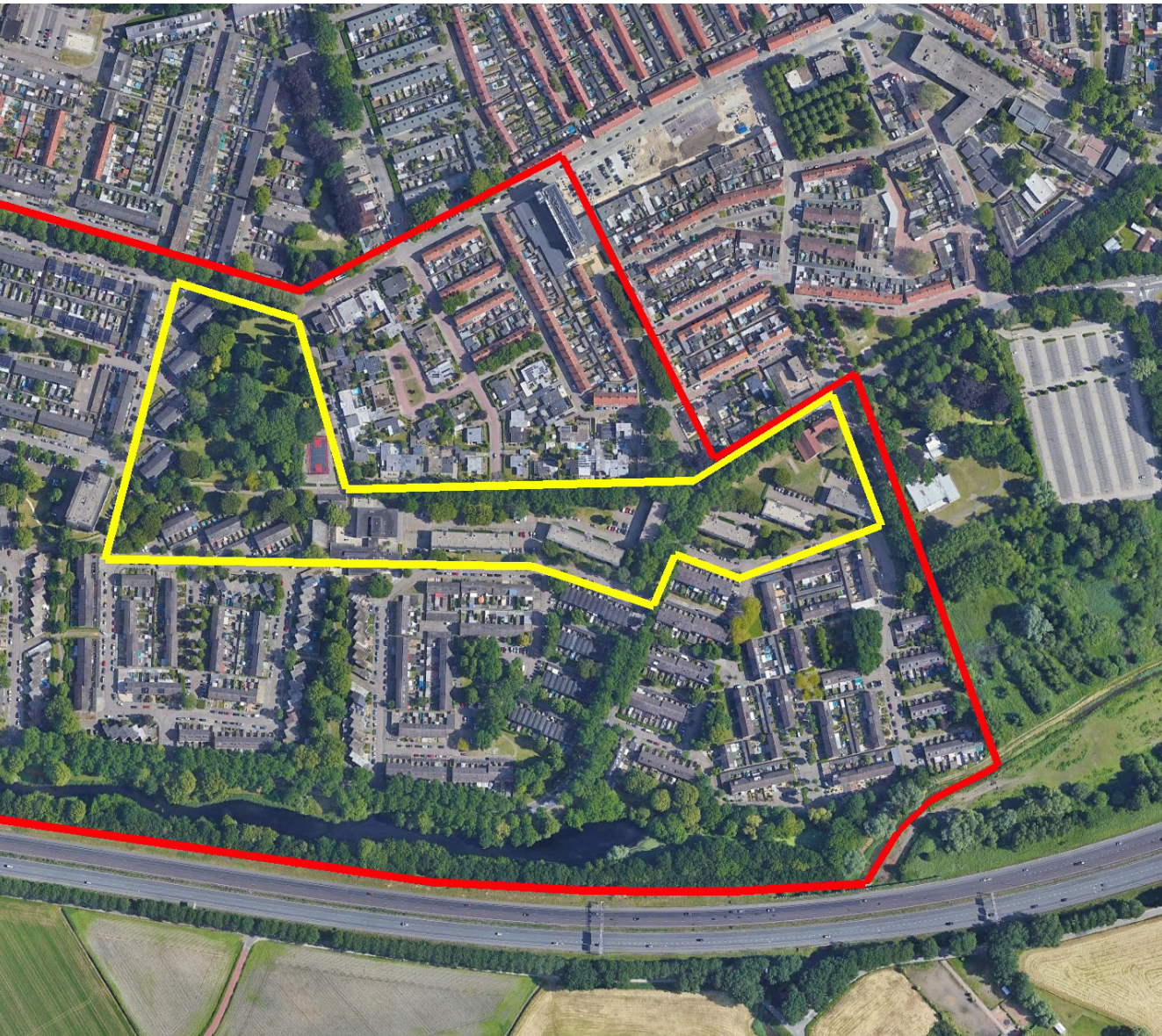
Reflection Site 37.8 ha

Project Site 5.85 ha

Scale L/S

Owner(s) of the Site mix of public and private ownership





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The design teams are asked to:

Conceptualize and redesign a garden suburb in which a strong existing green character is re-thought and create and translate spatially to the Garden City of the Future.

Propose urban design plan to densify and diversify the housing stock and green public space within the project area which signify wider transformation and create new identity for Groenewoud district as a whole.

Design new typologies for affordable and sustainable homes while reconfiguring the framework of Groenewoud, taking advantage of the surrounding dormant greenery to create a high-quality living experience.

How can innovative housing typologies and high-quality architecture be introduced through a thoughtful, collaborative process between local residents and housing associations?

At the scale of reflection area, redesign the existing green areas which act as barriers between neighborhoods to become a network that connects the community and encourages its use by residents? Propose extensive ecological strategies to transform the mono functional green framework into an ecological thriving nature.

Propose shared spaces, gardens and programs that foster a sense of community and encourage social connections among residents, while also translating the ideologies of community living.

Follow-up

The concepts, typologies and/or approaches generated in the competition may lead to commissioning of further studies in Groenewoud. The municipality of Tilburg and the various partners including housing corporations have earmarked finances for carrying out concrete tasks.

The challenge is to propose a transformation strategy for the dormant green heart of Groenewoud into a socially connected, climate resilient architecture and ecologically thriving suburban living, at the same time which offering guidance for the wider area framework to be transformed into a future-proof garden city of the twenty-first century.

The logo for Groenewoud is displayed at the bottom of the page. It features the word "Groenewoud" in a stylized, rounded font. The background of the entire page is composed of a complex pattern of overlapping, thin, light-grey circles, creating a web-like or cellular texture that suggests a garden or a network.

Living Cities

RECOMMENDED READS

Relevant policy documents

Most of the documents provided here under are in Dutch language, please do use online translation services to help you understand the content. We excuse any inconvenience caused.

*** We highly recommend to study the under listed documents for comprehensive understand of the competition location.

Verstedelijkingsstrategie SRBT dd 20 mei 2022 tbv bestuurlijke consultatie (Concept PDF, Dutch only)

Input for this draft is among others formed by the perspective study, the dashboard results, the draft urbanization strategy Brabant, directors meetings and administrative meetings SRBT. Core team, design team SRBT and the RIA together have inventoried ambitions, tasks and projects.

Update Stedelijke Ontwikkelingsstrategie Wonen (PDF, Dutch only)

The Urban Development Strategy provides an answer to how Tilburg can meet the urgent need for housing. The document formulates guiding principles for densification, so that construction can be done in a sustainable way and initiatives can be better aligned with the opportunities and development directions that is aligned with the vision of municipality of Tilburg.

Factsheets Gebiedsprofielen def (PDF, Dutch only)

The Housing Agenda Tilburg 2020-2025 describes the urban housing challenges of the municipality of Tilburg. Based on market research by in early 2021, which is based on the provincial projections, the municipality has set a target of adding 15,000 homes by 2030, of which 3,000 must be social housing. Therefore, different area profiles have been created. The area profiles help to focus on desirable housing additions.

Omgevingsvisie Tilburg 2040 (PDF, Dutch only)

How does Tilburg look in twenty or thirty years? Which direction is Tilburg heading towards? What is the city targeting? What is the municipality doing and what is the role of the citizens of Tilburg? That is what the Omgevingsvisie Tilburg 2040 is about. This summary outlines the main ambitions and strategies for the

development of Tilburg.

Ruimtelijke en sociale blik op Groenewoud (PDF, Dutch only)

Analyse en ideeën_Groenewoud (PDF, Dutch only)

Gebiedsperspectief Groenewoud INBO V2 (PDF, Dutch only)

Inspiratie collectief wonen in groenewoud (PDF, Dutch only)

Omgevingsscan Groenewoud (PDF, Dutch only)

Stedelijke Regio Breda Tilburg – Informatieavond 2022 (YouTube)

https://www.youtube.com/watch?v=OI_mZrxjKIQ

WrapUp Ontwerpteam SRBT 2022 (YouTube)

<https://www.youtube.com/watch?v=BHMLnLMvUEs>

2D/3D dataset information

<https://3dbag.nl/en/>

<https://kaart.edugis.nl>

<https://3d.kadaster.nl/basisvoorziening-3d/>

<https://3dbag.nl/en/viewer>

<https://parallel.co.uk/netherlands/#10.94/51.6219/4.8751/-1.6>

Read more about European 17

- weblink: <https://www.european-europe.eu/en/session/european-16/minisite/european-17/calendar>
- Other sites in Stedelijke Regio Breda Tilburg (NL) and in Europe
- Fully detailed competition Rules for European 17
- European 17 calendar
- the theme Living Cities – Reimagining Architectures by Caring for Inhabited milieus
- 4 lectures on several aspects of the theme

Groenewoud

Living Cities

PRACTICAL INFORMATION

Facts and Rules

The jury

Organization

Facts and Rules

Competition Rules

For full competition rules and other information please visit:

<https://www.europan-europe.eu/en/session/europan-16/minisite/europan-17/calendar>

Participate / Register

For registration and other information please visit:

<https://www.europan-europe.eu/en/session/europan-16/minisite/europan-17/calendar>

Site representative / Actor(s) involved

Municipality of Tilburg

Team representative

architect and/or urban planner

Expected skills with regards to the site's issues and characteristics

Architectural, Urban Design, Landscape Design

Communication

Anonymous publication online after the 2st jury round

Publication in book and potential exhibition after the competition

Jury - 1st evaluation

With the participation of the site representative

Jury - prize selection

Ranked selection: with Winner (€ 12,000), Runner-up (€ 6,000) and Special Mention (no financial reward) * more extended rules on Europan Europe website

Post-competition intermediate procedure

Meeting to present the rewarded teams to the site representatives

Possible workshop on site with the rewarded teams – winner(s), runner(s)-up, special mention(s)

Commission given to the selected team(s) for the implementation

Follow up design (or research by design) assignment on implementation may be given at the project site (or a site with similar characteristics) commissioned by the municipality and/or private partners

Europan 17

Living Cities

THE JURY

The Jury

* Jury substitutes

Bart van der Vossen (NL)

Directeur Ruimte at Gemeente Utrecht (Utrecht, NL)

Don Murphy (NL)

Architect, Founder VMX Architects (Amsterdam, NL)

François Chas (FR)

Architect, Associate at NP2F (Paris, FR)

Johan de Wachter (NL/BE)

Architect / Owner at JDWA (NL) / Founding partner at 2DVW (BE) (Rotterdam, NL)

Marieke Kums (NL)

Architect, Studio MAKS (Rotterdam, NL)

Pieter Veenstra (NL)

Landscape architect, Owner at Lola landscape architects (Rotterdam, NL)

Huib Kloosterman (NL)

Founder Urban Xchange, co-founder The Dutch Mountains (Eindhoven NL)

Martin Sobota (DE)

Architect, Founding Partner CITYFÖRSTER (DE/NL)

Stephanie Bru (FR)

Principal at BRUTHER / Stéphanie Bru & AlexandreTheriot (Paris, FR)

* **Oliver Thill (NL)**

Owner of Atelier Kempe Thill architects and planners (NL)

* **Tania Concko (NL)**

Founding Director at TCAU / Tania Concko Architects

Technical committee

Is tasked to advise the jury on the contextual sensitivity and the feasibility of the competition proposals. After judging the technical committee will select from its body an implementation committee that will advise on the successful implementation of European 17 proposals in all sites for SRBT.

The technical committee is composed of: two European NL board members; two launching partner representatives; a private partner representative for each committed party; one site specific stakeholder representative per site; both jury substitutes (unless tasked to act as an active jury member).

European 17

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ORGANIZATION

Project coordination

Madir Shah

Director, European NL / E17 Project leader

Peter van Schie

Head urbanist, department of urban development, City of Breda

Marco Visser

Senior urbanist, department of urban development, City of Tilburg

Christina Rademacher

Projectleider, Gemeente Tilburg, afdeling Ruimte

Pre-competition working group

Waalwijk

Sander Boon

Kenniskwartier

Edwin van Renterghem,

't Zoet, Breda

Onno van der Heijden, Patrick van 't Loo

Groenwoud

Bram van Duuren, Jasper van der Wal, Stein van Brunschot

Schorsmolen

Fien Gooskens, Walter van Beers

Etten-Leur

Peter Paul Stoof

European NL

André Kempe

Architect / Urban Designer / Co-founder / Director at Atelier Kempe Thill

Jonathan Woodroffe

Architect / Urban Designer / Co-founder / Director at Studio Woodroffepapa

Sabine Lebesque

architectuurhistoricus / Grond en Ontwikkeling, Gemeente Amsterdam

Madir Shah

Architect / Urban Designer / Co-founder / Director at URBANOFFICE Architects

European 17

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Competition brief European 17

Published on, March 2023 The Netherlands

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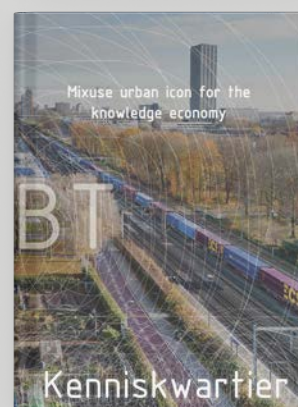
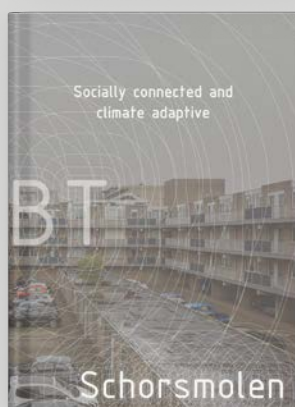
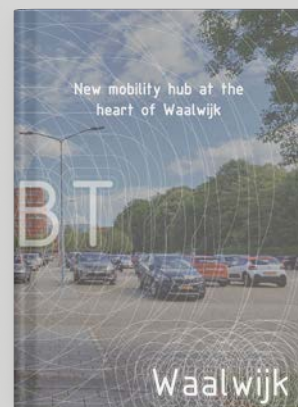
creative
industries
fund NL



Dear European competitors,

European NL and the Urban Region Breda Tilburg are proud to announce six locations in the region for European 17. These sites have been and designated as "prototypical development sites" due to their unique characteristics. We are confident that these sites will provide a challenging and exciting context for the competition.

The municipalities of Breda, Tilburg, Etten-Leur and Waalwijk believe that these locations hold tremendous potential for innovative and impactful design solutions.



European 17

Living Cities

SR

Berglandweg

SRBT

Etten-Leur

Kenniskwartier

Waalwijk

Groenewoud

't Zoet Breda

Schorsmolen

EUROPAN 17