

# Will you share your thoughts with us?

## Vonderpark Kwartier

*Breevast information and inspiration session in retrospect*

19 May 2022

Directly adjacent to Vonderweg, on and around the spot where 'the Carcas' stood (now demolished), Breevast is realising the Vonderpark Kwartier, with more than 750 homes and commercial premises in the plinth. The development consists of eight construction elements which will be realised and rented out in three construction phases. The plans are part of the district development of Emmasingelkwadrant, now entering a new phase. Various plans are going from development to implementation, becoming concrete and visible in the district and construction will be starting this and next year. Building work for Breevast (construction sites A and B) is scheduled to begin in the second half of 2023.

In view of this new phase, from development planning to implementation, it's high time for an inspiration session with residents and involved and interested parties. The developer of the Vonderpark Kwartier, Breevast, would like to explain the surroundings in detail, answer any questions you might have and give residents of the district a chance to share their thoughts about the development.

### Welcome!

Your host, Peter, Blee, welcomes everyone to De Huiskamer in Lichtstraat. There's a very good turnout, with almost

fifty participants. Peter kicks off: "We have a full programme, starting with an informative part, with a presentation on the plans for the Emmasingelkwadrant and more specifically, for the Vonderpark Kwartier. There will then be an opportunity to

ask questions. After that, we will be inviting you to give us your ideas about the interpretation of the commercial space in the plinth and the design of the public space. Lastly, we're interested in hearing your ideas for temporary use of and activities on the construction site."

### PART 1 Information sessions

#### What are the plans and ambitions for Vonderpark Kwartier?

Jos Schüssel of Breevast, himself a born Eindhovenener, takes the floor and gives a preview of the future of construction sites A, B and C. Breevast emphasises its long-term vision and continuing commitment to the area as the landlord of the rented homes. A brief summary of the plans:

On construction site A, Breevast is realising 104 homes, of which 51 will be social sector and 53 in the mid and higher segment, with beautiful private outdoor spaces and a large green communal roof patio exclusively for the residents. We intend to preserve the cultural historic value of Gagelstraat, so the first building will be called De Gagel.

That way, the old Gagelstraat will still have a presence in the building. The original route the street took will remain visible and recognisable both inside and outside the building in the paving and brickwork. The building on construction site B will have a galleried structure, facing south, with loggias for each apartment. The playful, stepped structure gives the building a friendly appearance; it seems to have landed in the park as it were. The façades are light in terms of materials, brickwork and glass balconies and the wooden overhangs above the galleries give a natural appearance.



Developer Foolen's building will be next to this, with its striking round shapes in the undulating façade forming a reference to the meandering river, the Gender. There will be a small two-storey pavilion in the

courtyard of these buildings. Between construction sites A and B there will be a well-lit, shady green square with benches and high-quality street furniture. Construction site C is still in the early stages of development. But one thing is certain: the green character will be present here too, in line with the name Vonderpark Kwartier. Not much more is known right now.

Traffic in the Emmasingelkwadrant is mainly slow, consisting of pedestrians and cyclists. Cars will be diverted as much as possible around the district or to one of the car parks.

## Planning

The architects will further develop their plans in 2022, submit them to the building aesthetics committee and start the zoning plan procedures. Construction is expected to start mid-2023, construction site A completed in 2025 and construction site B in 2026.





## **PART 2: The questions asked and the answers**

There were questions in response to the presentation. For Breevast, that gives a good idea of what is going on in the neighbourhood, what residents find important and which things must be taken into consideration in the development. Jos Schüssel and Peter Sonnemans of developer Breevast answered the questions, assisted where necessary by Jesper Remmen of Eindhoven Municipality.

### **Is enough attention being paid to the height of the buildings in relation to katabatic wind?**

Yes, wind studies are taking place in which the mass is meticulously calculated plus the balconies and vegetation will significantly reduce the wind.

### **Is it possible to use more environmentally friendly materials than concrete?**

Given the fact that the apartment towers have 21 storeys, it is necessary in terms of construction use steel and concrete but we will certainly look into the possibilities of using alternative materials such as wood, CLT or laminated wood in the lower towers of 4 and 7 storeys. We try to build as sustainably as possible.

For example, the granulate recovered after the demolition of 'the Carcas' has been completely re-used for foundation elsewhere.

### **Will there be more space for bikes, electric bikes and charging points?**

Absolutely, there will be more space for bikes than for cars. The municipality also requires that each two-room apartment has space for three bikes.

### **The pictures are very nice but how exactly is the façade going to look? Or will there suddenly be huge advertising on it, in the style of Mediamarkt?**

You will be able to share your thoughts about what will be located in the plinth later, in the creative session. And the building decision is leading in the design of the façade. There are strict requirements for the presence of daylight indoors and consequently also for the number of windows. The architect has decided on warm colours for the bricks. Then the building aesthetics committed will consider matters. There is absolutely no danger of the façade being covered with loud advertising.

### **What about heat stress? Doesn't brick actually absorb too much heat?**

The homes in Vonderpark Kwartier will be connected to heat and cold storage systems. That means that it will be comfortably warm in winter and you will enjoy underfloor cooling in summer.

### **Can't we get rid of that ugly black building in Lichtstraat?**

Sadly, no, because it's a district transformer. We can however incorporate it into the green surroundings.

**The square, will it be mainly stone or will there be greenery too? And what are the plans for accessibility?**

The square will have lots of greenery, an area mostly for bikes and pedestrians with connecting green leading under the Witte Dame to the park and Philipsplein.

**Without cars?**

Without cars! Users will park their cars in the basement under the building. Local traffic will be diverted around Vonderpark Kwartier. Motorised vehicles are only allowed into the area for loading and unloading or bringing an invalid passenger.

**The inner courtyards are public but will there be a lockable gate at the end like the ones in the Regentenkwartier?**

The courtyards will be semi-public and for safety's sake and to avoid uninvited guests, will be locked at night.

**How big will the apartments be and for which target groups?**

The homes vary in size from 50 to 100 square metres. There will be a combination of 30% social housing, 50% middle and 20% private sector homes. These percentages are established by the municipality.

**What are the arrangements regarding collection of refuse and waste paper? We experience nuisance from vermin and rubbish left lying next to the underground refuse containers.**

Part of that is of course due to behaviour by and responsibility of residents. We intend to work with compactors with a larger capacity. The use of rolling containers placed inside the building and exclusively for use by the residents might also be a good idea. We understand from the reactions here that this is an important point and we will pay extra attention to it during the implementation of the plans.

**Is it not possible to build simultaneously, in connection with the construction flows in the entire Emmasingelkwadrant?**

That is difficult. We are placed later in the process, also for permits, and have no control over when Foolen will start building. The zoning plan for Vonderpark Kwartier will be submitted after the summer.

**Why will there be multiple car parks rather than just one large one?**

There will be a large one-level car park under Block B. And there will be a large car park under Block A, the Foolen part. The car parks are divided by the street, with the sewer under it.

**When will construction start and how do you intend to safeguard the quality of living?**

Naming a concrete date is not easy. Procedures take up a lot of time. We will be constructing Vonderpark Kwartier in phases. The outdoor space will only be easy to maintain once the municipality acquires more bits of Lichtstraat. At present, we are in a transition phase. During the creative sessions, you will all be able to share your thoughts about the temporary design and interpretation of Vonderpark Kwartier. So we will be

looking closely at any ideas and suggestions you may have for safeguarding the quality of living as well as possible, before and during construction.

### **PART 3: collecting ideas**

This was an important part of the evening for Breevast: the moment for collecting ideas from residents and involved parties. Some of those present said: "I've only come to listen and don't necessarily need to say anything." And naturally that was also fine. There was the odd joke: "I don't know if I'll still be here then." The participants were divided among five tables with a moderator at each table to collect the ideas based on three themes:

- Ideas and wishes for the interpretation of the commercial space in the plinth
- Ideas and wishes for the design of the public space
- Ideas and wishes for temporary activities before and during construction.

#### **Ideas and wishes for the interpretation of the commercial space in the plinth**

Residents particularly want to see nice useful amenities that add value for the district and not for visitors or tourists. Amenities that provide safety and vivacity in the evenings too. And take into account the rent prices so that social amenities are also possible. The ideas get sorted clearly into the various themes.

### **Community**

A community centre/communal space where people can get together is mentioned several times and placed high on the agenda. Space to meet up, play games. For gym, yoga or billiards. A space for dance evenings and live music. For courses, workshops or painting, pottery or flower-arranging groups. As a quiet space, a chapel or with a kitchen for the cookery club. A space where lonely people can find some company. Where there is always someone present who actively invites people, for example for a communal breakfast for people who live alone or around holidays, such as Sinterklaas, Christmas and Easter. Somewhere like Stichting Ontmoet & Groet, with an open-door policy where everyone is welcome.

### **Bars and restaurants**

A friendly restaurant

Neighbourhood lunch restaurant

Luxury sandwich bar

Canteen for a quick bite

Casbah, with food from all over the world

### **Retail**

Bandstand in the park

Bike shop/bike repairer

An interior shop for furniture and modern lighting (with a link to the Design Academy and Design Dutch Design Week)

A flower shop

Local shops: a bakery, butcher's shop, greengrocer

Hairdresser

## **Services**

Repair café/odd jobs service/social odd jobs service without call-out costs for local residents (learning on the job company)

Service point neighbourhood caretaker who checks for vandalism and rubbish, maintains the greenery etc and whom you can go to with any reports or remarks you may have

Service point for the sale of postage stamps, and for the sending or picking up of post and packages.

Childcare

*'Bijna Thuiswerk'* centre

## **Healthcare**

Family doctors practice

Dentist

Physiotherapist

Pharmacy

## **Ideas and wishes for the design of the public space**

A lot of the ideas for the public space revolve around rest and relaxation, order and safety and above all, fun. Not to forget - as little stone and as much greenery as possible!

## **Getting together**

Places for the neighbourhood barbecue, the street party (mentioned often)

## **Sports, games and relaxation**

Petanque

Stone table tennis table

Stone chess and checkers tables

Training circuit

Sports facilities, including gym equipment, fitness machines or playing fields for Tai Chi, for example

Playground and play areas for children

Benches (small so no-one can sleep on them), picnic tables and meeting places for young and old

## **Peace and safety**

Better street lighting (it's pitch dark when you get home in the evening and the door closes very slowly too)

Take visibility, light and safety into account in the architecture

Decent paving (that stays whole)

Signs: dogs on the lead

Larger rubbish bins, with dog poo bags

Dog toilet, dog walking area and there, and only THERE

Short and safe route to the supermarket (easy for going with walking stick, or by wheelchair or mobility scooter) -

stepping stones in the Gender not handy for the elderly

## **Arts and culture**

Statues in the public space

References to wagons and rails There used to be a railway here

## **Greenery and water**

Peace: keep it as a rest area

As much greenery as possible (mentioned often) with lots of trees so you can hear the birds again

Not just greenery to look at but also to use

As little stone as possible

Bird-nesting boxes

Planting like that of Clausplein

Little parks, English-style: small, sheltered, benches, roses, little fountains

Ducks in the Gender

Fountain and pond

Wooden decking pathways over the water

## **Public workplaces**

Outdoor

workplaces in  
nature

Silent cabins/worktables



## **The green courtyards of construction sites B and C**

Herb garden

Picking, vegetable, flower gardens (maintained by the residents)

And clean soil (no making hills from refuse!!)

Grass, shrubs, trees with benches (cool in summer)

Art (very important, but in consultations with the residents)

Public play area (that can't become a loitering place because it closes at 20:00)

## **Ideas and wishes for temporary activities before and during construction**

The wish was expressed that the site be left undeveloped as briefly as possible, in connection with nuisance, order and safety. And many of the suggestions are for social events for fun, enjoyment and pleasure and to meet up with each other.

## **Culture, pleasure and entertainment**

Places for the neighbourhood barbecue, street party

Bandstand for small, low-key performances and concerts, such as Day of the Romantic Music (preferably permanent)

Small events

Outdoor cinema

Urban beach, Eindhoven on Sea

Ice-skating, roller-skating, (modest) skating rink

Markets in all sorts and sizes: feel-good market with painting, arts market, book market, fancy fair, flea market

Pop-up bars and restaurants

Alternating outdoor exhibitions in collaboration with the Design Academy

Light arts festival GLOW *and* Dutch Design Week (already in the district but now also on the building site)

Bring the Tuna Festival (Spanish) to Vonderpark Kwartier

Street theatre

Music festival: jazz, rock 'n roll

## Construction-related

Construction TV: future residents can follow the construction through webcams on cranes

Nice canvases, billboards with cheery pictures or art

## Temporary planting

Grass, picking garden, big flower bed, picking field, dense planting à la Clausplein (especially to combat construction dust, which causes a lot of nuisance)

Vegetable garden for current and future residents

Pond and fountain to combat dust and heat

## Suggestions for names for the towers

The building on construction site A will be named 'De Gagel'.

Lastly, the question: Can we come up with a nice name for the buildings on construction site B?

- Het Lempke (The Lightbulb)
- Hertog Hendrik van Lotharingen (the name of for Philips own housing association from 1900-1990)
- Aan de Gender (On the River Gender)
- Casimir Hendrik (influential director of Philips, Dutch theoretical physicist, well-known because of his two-fluid model for super conducting, the Casimir effect and the Casimir operator in quantum mechanics).

## We'll come back to this!

There was a good turnout and a lot of enthusiasm. Maybe because people were very glad to get together and the call for a communal space was heard several times. Breevast is grateful for all the ideas. Thanks to everyone for their commitment and contribution to this first successful information and inspiration session. There will be a follow-up in the autumn, when we will give feedback on ideas and plan and the architects will go into the design, the materials and the appearance of the buildings in more detail.

That way, we take steps together towards a great Vonderpark Kwartier where everyone will soon feel at home, thanks to the contributions by residents and interested and involved parties.

In the coming period, Breevast will be continuing to expand the Vonderpark Kwartier website ([vonderpark-kwartier.nl](http://vonderpark-kwartier.nl)) on which the development of the plans can be followed, together with any background information.

Breevast would like to emphasise that they remain open to ideas, tips and suggestions and to that end, they have introduced the email address - [denkmee@vonderpark-kwartier.nl](mailto:denkmee@vonderpark-kwartier.nl)