

# Vonderpark Kwartier

## A recap of the Breevast information session

11 October 2022

### Vonderpark Kwartier

As a part of the Emmasingelkwadrant in Eindhoven, and with the name Vonderpark Kwartier, Breevast is responsible for realising around 550 rental apartments with commercial activities in the plinth. The Vonderpark Kwartier is situated on Vonderweg where 'the Carcas' once stood. Breevast will continue to be involved in Vonderpark Kwartier after delivery of the apartments in 2030, as landlord of the homes. As investor, Breevast looks at the long-term quality of construction, immediate surroundings and optimum mix of housing and therefore shares the interests of tenants and users. With a permanent role as landlord, the company underlines the responsibility and quality that is its trademark.

Breevast's first construction activities (Building sites A + B) are scheduled for the second half of 2023.

### In dialogue

In this new phase going from development of plan to implementation, residents, all concerned and interested parties are being actively involved in the developments in Vonderpark Kwartier. Not to create support for our plans but to shape and fine-tune those plans and create the optimum added value for the district, in dialogue with residents, entrepreneurs and stakeholders.

We made a start on that last time. Following an informative part with a presentation about the plans and the opportunity to ask any questions, there was an inspiration session in which ideas were gathered about the use (commercial) of the space in the plinth, the layout of the public space and also the temporary use of and activities on the building site. You can read the report of this first session, the questions, suggestions and ideas, at [www.vonderpark-kwartier.nl](http://www.vonderpark-kwartier.nl) and Eindhoven Municipality website [www.eindhoven.nl](http://www.eindhoven.nl)

### Welcome to this second information session!

Host Peter Blees is back again and welcomes all those present in De Huiskamer on Lichtstraat. One thing is clear: Vonderpark Kwartier pulls a full house. The attendance and enthusiasm are great. Also because people are genuinely happy to see and talk to each other again. Peter points out that contrary to the previous occasion, at which a lot of ideas were received, this evening is more about transmitting and providing information. The architects will be explaining their plans and above all, showing lots of pictures.

### The plinth

Jos Schüssel of Breevast kicks off by first referring to the info and inspiration session on 19 May earlier this year. You will find the report on [www.vonderpark-kwartier.nl](http://www.vonderpark-kwartier.nl)

'What we noted at the time was that there is much interest in the plinth space, also commercial. That's understandable, given that the plinth determines 90% of the experience of the street. Residents indicated that there was a preference for nice, useful amenities that would give added value to the district. Amenities that provide safety, liveliness and ambience in the evenings too. Initially, the plinth spaces were to be leased but we're now looking at the possibility of selling, which would give more commitment and prevent vacancy.' He again reassures the residents that no big chains will be moving into the plinth. The ideas proposed will be considered and suitable parties found in line with the residents' wishes.

### Flower bulbs meet-up

Peter Sonnemans of Breevast reports briefly on the latest developments. In terms of planning, Vonderpark Kwartier is on schedule. The concept application for the necessary changes to the zoning plan are now with the municipality and can be realised once the municipality has approved them. The application for the environmental permits for Building Sites A and B will be submitted before the end of 2022.

‘We are also working out the ideas from the previous session. We’re going to plant flower bulbs to brighten up the building site so that we can look forward to a colourful spring. The idea is to get together on 10 December to plant the bulbs and close the meet-up with drinks. Breevast will provide everything but residents have to plant the bulbs. We will be sending out an invitation and we hope that everyone will save the date.’

### The architects’ drawings

Mariska van Eldonk, architect at KENK Architects, kicks off. She talks about Plot C on Building Site A which we will refer to as De Gagel from now on. With 104 rented accommodations - 50 social and 54 mid to high-rent - De Gagel is situated on a triangular piazza at the start of the green route, between the city centre and PSV stadium.

In close consultations with Stichting Henri van Abbe, KENK Architects has searched for a way to give the area cultural historic value. For example, an imaginary Gagelstraat runs through the building. The industrial appearance is a direct allusion to Philips’ industrial past on this site: the streamlined grid of the aluminium window frames in the façade, the light-coloured stone with touches of black, the balconies with steel slats and the name De Gagel on the roof. The roof will have a large garden with picnic tables and thick, lush greenery forming a windbreak - a place for residents to meet up.



Construction site overview B



**Irma van Oort, KCAP Architects & Planners**  
**Reinoud van der Zijde, LEVS Architects**

Building Site B has been designed by KCAP Architects & Planners and LEV Architects. The site borders on the spot in Victoriapark where De Gender river will flow above ground again. It consists of a lovely mixture of building styles surrounding a courtyard garden featuring the pavilion.

The pavilion is situated in the middle of greenery, with nature reflected in its wood, glass and greenhouse roof. The ultimate spot for the social centre of Vonderpark Kwartier - a common meeting place where you can also throw a party or cook together in agreement with the operating company of the bar and restaurant facilities. There is a greenhouse for growing vegetables for the restaurant kitchen and workspaces and/or showroom surrounded by greenery on the ground floor.

The highest building section A/B has a staggered volume. The stepped patios give the impression of a 'boot'. Despite the volume, the building has a light and airy appearance: the horizontal line play, transparent façade with light textured brick and the wooden ceilings under the balconies which correspond nicely with the wooden window frames in the plinth. The loggias and patios will be filled with greenery.

C1 is the building with the rounded corner, also a nod to De Gender which curves in the landscape at exactly that point. The C1 lobby is both entrance and meeting place for the residents. The façade is a streamlined concrete grid with green-grey window frames that round the corner with curved masonry and glass. The plinth is finished in a stylish green-glazed brick.

Building sections C2 and C3 are constructed in a mix of grey, anthracite and white brick with the same wooden finish under the balconies. The building sections have a wonderful green roof garden.

#### **The turn of the municipality**

Jesper Remmen from Eindhoven Municipality then explains more about the developments in Emmasingekwadrant of which Vonderpark Kwartier is a part. Stichting Woonbedrijf housing association will also be realising homes in Emmasingelkwadrant but that will not be happening immediately. There is still housing on the intended site with a permit until 2028.

Victoriatoren is not running to schedule. Foolen has indicated that they cannot realise the project which must contain rental accommodation - one of the municipality's demands - on budget. Foolen is also responsible for the design of Victoriapark. The municipality is now looking into the possibility of designing the park itself. Remmen also indicates that the sewer in Vonderweg will be diverted in the first quarter of 2023. That means that Vonderweg will then be closed to motorised traffic. The traffic decision can be viewed at [www.officielebekendmakingen.nl](http://www.officielebekendmakingen.nl)

The multi-storey car park will however be accessible. And the ambition is to make Vonderweg a 30-km/h zone in the long term.

Given the building line of the new construction, a number of trees on Vonderweg will be felled early in 2023. The felling permit can be viewed at [www.officielebekendmakingen.nl](http://www.officielebekendmakingen.nl)

And lastly, some festive news: next year, on 15 May, the day Philips was founded, the steel statue of Gerard Philips will be unveiled! It's a gift to the city from Philips! The unveiling will probably take place in Gloeilampenplantsoen on Strijp-T, but the seven-metre-high piece of art will eventually stand in the park. For completeness of the report, we mention that in addition to the municipality, residents and architects, TAC was also present.

#### **Lastly: compliments, remarks, questions and answers**

We are doing our best and are grateful for any nice compliments:

'Respect for history. You don't see that much in Eindhoven. But there's a lot of focus on it in and around De Gagel building!'

Is it possible to develop the entire district with Stichting Woonbedrijf at the same time.

Jos Schüssel of Breevast replies that he is happy to stay in dialogue about that with Woonbedrijf and Architectenbureau West 8.

**With regard to the building with the rounded corner: what is the proportion owner-occupier/rental, are there lifts and how large are the balconies?**

Reinoud van der Zijde, of LEVS Architects: 'They are all rental accommodations, there are two lifts and the balconies are roughly 8m2.'

**Who will be renting out the homes in the plan and what is the proportion of rentals?**

Jos Schüssel of Breevast: 'Breevast will continue to be involved in Vonderpark Kwartier and will rent out the homes. The proportion will be: 29% social rentals (up to €763 rent), 49% mid-level rentals (roughly up to €1,000) and 22% private sector rentals (upwards of €1,000).'

**When is the expected delivery date?**

Jos Schüssel of Breevast: 'We expect to deliver Building Site A in 2025 and Building Site B late 2025/early 2026.'

**Does the new plan have wheelchair accessibility?**

Jos Schüssel of Breevast: 'All the buildings have wheelchair accessibility. The apartments are threshold-free and equipped with lifts.'

**Has the Committee on Building Aesthetics already approved the plan?**

Irma van Oort of KCAP Architects & Planners: 'The plans have been submitted to the Committee on Building Aesthetics and the reactions are enthusiastic. We still have to get the definite approval on paper.'

**Will there be a scale model?**

Jos Schüssel of Breevast: 'Possibly. We will have to see whether that's a worthwhile addition to the 3-D images.'

**How has the accessibility of and waste collection in the district been organised?**

Jos Schüssel of Breevast: 'Accessibility to Building Site B for motorised vehicles is via Vonderweg - that's also the entrance to the multi-storey car park. Pedestrian access is from Lumenstraat.'

**Important point: the waste containers!**

This subject was also raised last time so there is extra focus on it this time.

Jesper Remmen from the municipality: 'The municipality will very probably install underground containers. That is in line with the current policy. Those are compactors in which four times as much waste can be compacted. According to the developer, in-building waste collection as the residents would like to see, takes up too much space.'

**What can we as local residents do to ensure the best possible processing of waste?**

Jesper Remmen from the municipality: 'Don't place separate dustbin bags outside the containers. The next person that comes along thinks that the container is full and they also place their dustbin bags outside instead of in the container.'

**Until construction starts, we want to live in a safe neighbourhood and that includes sufficient street lighting.**

Jesper Remmen from the municipality: 'One part of Lichtstraat is still dark. An extra lamppost is planned. And we intend to repair lampposts. The contractor will look at the situation early in November, on location, and after that the work can be scheduled and carried out (depending on availability of materials and contractor's time). We also want to inject more life throughout the whole district. The problem is that the municipality does not own all the ground yet.'

**Word of thanks and 'denkmee@vonderpark-kwartier.nl'**

We're very happy with the good attendance. That shows us people feel involved. Thanks to the contributions from residents and interested and involved parties, the plans are getting even better and more exciting. The plans for the architecture, designs and appearance of the buildings have been received positively. In particular, the ideas for the central function of the pavilion as a social centre for the district. We also see that residents really appreciate the inclusion of the cultural historic perspective by means of the imaginary Gagelstraat and the name, De Gagel. Our thanks to Stichting Henri van Abbe for their input.

We will be back in the spring to bring you up to speed and discuss the plans and ideas with you all but first, hopefully, we'll see each other on 10 December for the flower bulb planting.

As indicated, we will share this report by way of a newsletter in your mailbox and also on the municipality website. In the coming period, Breevast will continue to expand the Vonderpark Kwartier website ([vonderpark-kwartier.nl](http://vonderpark-kwartier.nl)) where we will be further explaining the various building sections.

Ideas, tips, suggestions and comments are always welcome: please email them to [denkmee@vonderpark-kwartier.nl](mailto:denkmee@vonderpark-kwartier.nl)!

If you have any questions for the municipality, please get in touch with:  
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