



new administration centre (NAC)

PPP ADMINISTRATION CENTRE AND RESIDENTIAL PROJECT HAMME

- study on the development of Nieuwstraat as part of the reconversion project "Hamme 2020"
- extension of the new administration centre, public underground parking lot for 200 cars, 3 residential developments with commercial premises, 41 dwellings and public space
- assignment with application of the law on public procurement
- winning entry in an architectural competition

STUDY

2013 - 2015

REALISATION

2016 - 2019

CLIENT

Gemeentebestuur Hamme

PROMOTOR

SPV Wuitenhart: NV Ciril - Juri NV

CONTRACTOR

Democo NV - Juri NV

DESIGN TEAM

Abscis - Provoost - Abetec - BUUR

LOCATION

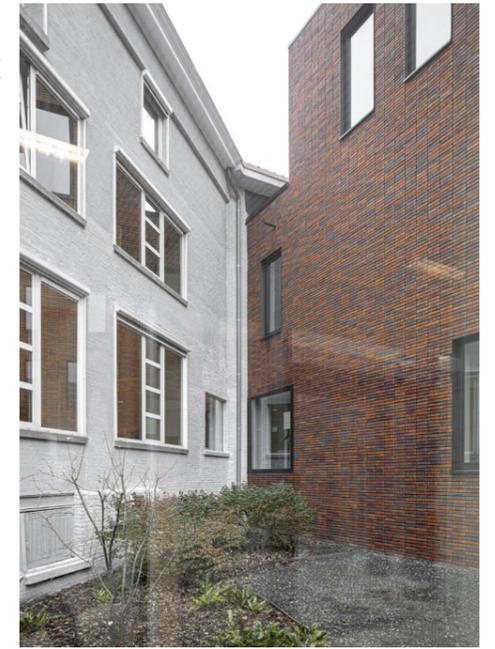
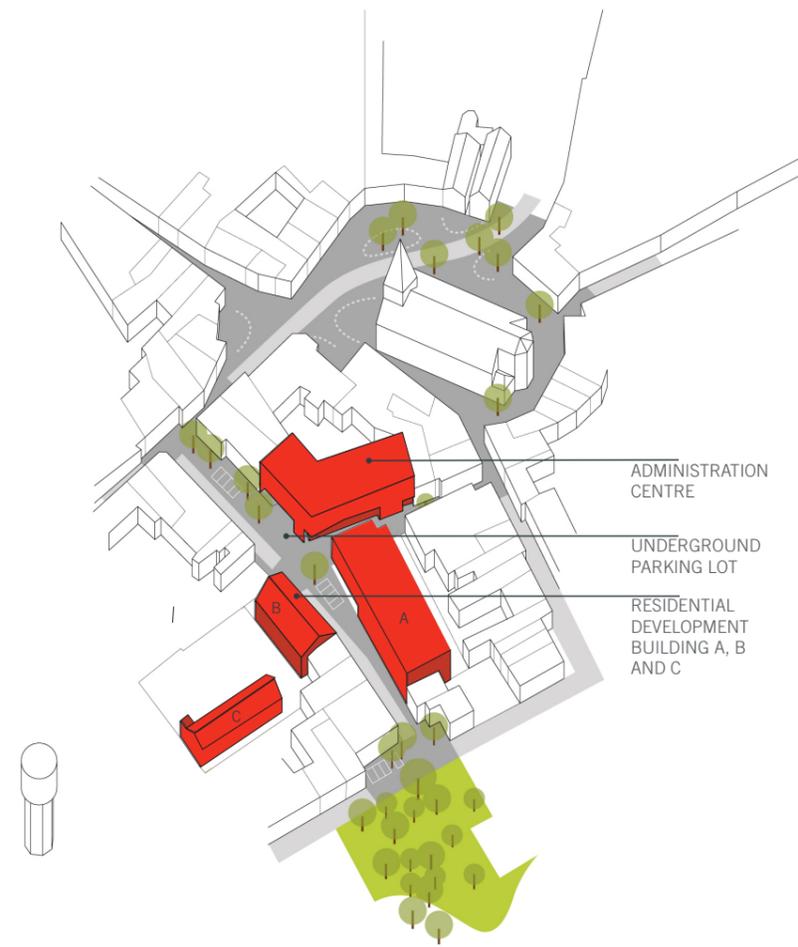
Nieuwstraat, 9220 HAMME

GROSS AREA

14 811 m²

COST PRICE

€ 16 579 868 excl. VAT and fees



above: patio - photographs Jeroen Verrecht



above: entrance underground parking lot and bicycle parking
below: new junction Nieuwstraat - Peperholleken

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The planned developments in the centre of Hamme, under the name of 'Hamme 2020', are very ambitious. The project is an important step following the strategy of shaping the future of Hamme. It contains a redevelopment of the 'Nieuwstraat', implementing a new underground parking garage, the renewal of the town hall and administration centre, a family home and the renovation of the old hospital into three residences.

The administration centre is supposed to exude a positive image, where the citizens are the focal point. This is why the entrance of the building has been conceived as an open, transparent and welcoming hall, from which the main public services provided are accessible. The central public area is efficiently connected to the existing town hall. Family help services are located in the new wing and can function independently without compromising the integrity of the design nor the connections within the building needed.

By offsetting the ground floor a little to the back, an intermediate zone between the outdoors and indoors is created. The same strategy was used for the residential development. This provides a strong connection amongst both buildings on one hand, and between the public exterior and the interior in the other hand.

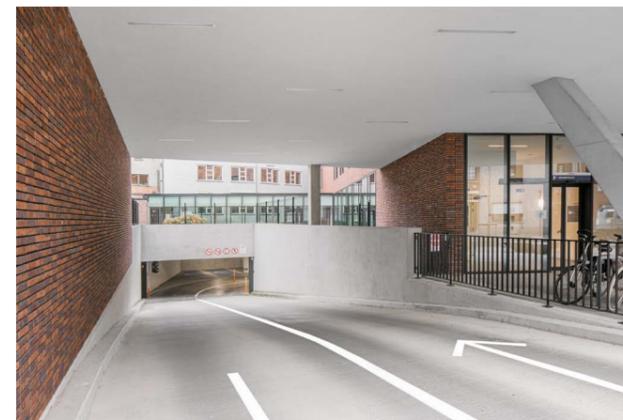
The building has different development phases which are completely flexible and modular. The first floor has a repetitive

façade which allows for a flexible design for decades to come. On the corners pronounced eye catchers highlight the more prominent functions of the building. Playful cantilevers and twisted angles indicate the public entrances and are reinforced by the new materialisation and profiling of the 'Nieuwstraat'. This was the result of an extensive research to design a vivid façade on a human, passer-by scale.

The façade is partitioned by big terraces that provide quality residences in the heart of the public centre of Hamme. The administration centre and the new residential developments are, while being quite different, obviously related thanks to their massive brick volume.

The public space is countered by semi-private gardens between the respective buildings that each have their own vibe and identity. An underground parking garage is provided for about 200 cars, which makes a visit to the centre a pleasant experience.

Based on a future-oriented vision on building, the city of Hamme strives for energetically performant buildings with the premise of an E-scale of 60 and a maximum of 40 on the K-scale. The flexible organisation within the building and the choice for durable and sustainable technical installations (such as solar panels and ventilation type D), make this building future-proof.



above: entrance underground parking lot
below: former hospital repurposed for multiple family homes

