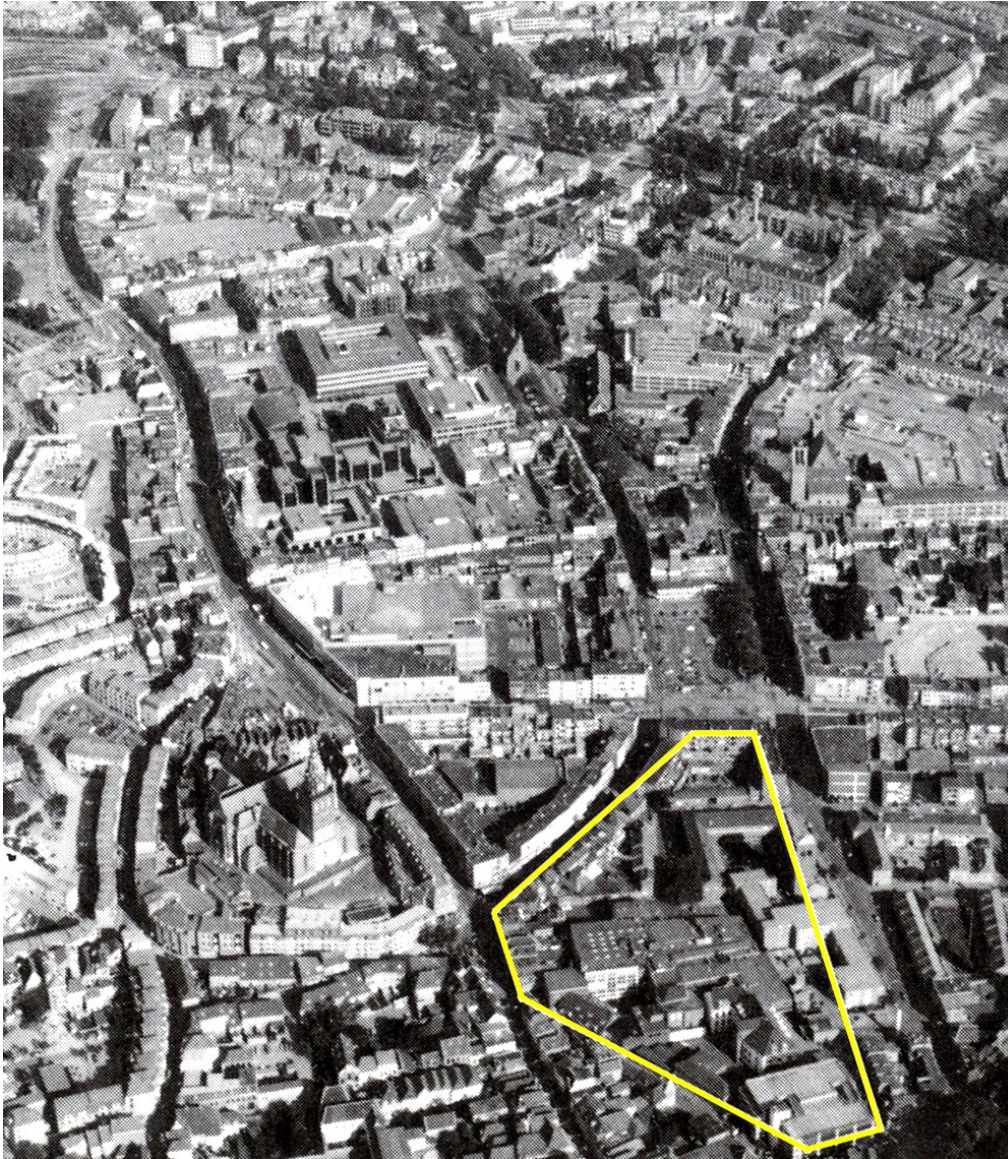


**Location:** Nijmegen, De Hessenberg

**Category:** Industrial Wastelands to Be Redeveloped

**Population:** 146,000 inhab.



In the course of 1992 an urban site will become available in the historic inner city of Nijmegen, due to relocation of the De Gelderlander printing works. The property will at that stage belong to the city of Nijmegen. The City Council carried out an urban planning study of the area to determine the development potential. It concluded that the most desirable planning was to create dwellings, both from a spatial and a functional point of view. A residential district in the city centre is planned close to the key shopping area. It will have a highly desirable living climate in a medium-dense population per square meter and develop an individual character.

De Hessenberg lies on the Western side of the inner city, bordering on the city's key shopping area. It is fairly introvert, partly because of the differences in ground level both onsite and on the edges. A further reason is that the area is virtually encased by offices connected with De Gelderlander. One part of this business occupies the former orphanage, of which the entrance and stairway at the back are a listed national monument. Included in this competition is a parking space above ground, functioning inefficiently. One possibility is that the difference in ground level in De Hessenberg could be used to build an underground garage.

The other buildings included in this area are on the edges. They are mainly dwellings, with a former monastery, now housing students and young people, and renovated dwellings. There is also a chapel –the Titus Brandsma Chapel– and a historic building on the Jodenberg that, although neglected, adds a striking quality to it.

Careful consideration should be paid when this area is developed to the quality of the design for the public space and the living surroundings, which the architecture should enhance. The city of Nijmegen plans this location as an upgrading of the city centre, where quality dwellings will be built. It should make a connection between the centre and the nearby Kronenburgerpak and create an improvement and a challenge for the whole area.