

E¹⁸ Kop van Isselt, Amersfoort (NL) Scale L/S

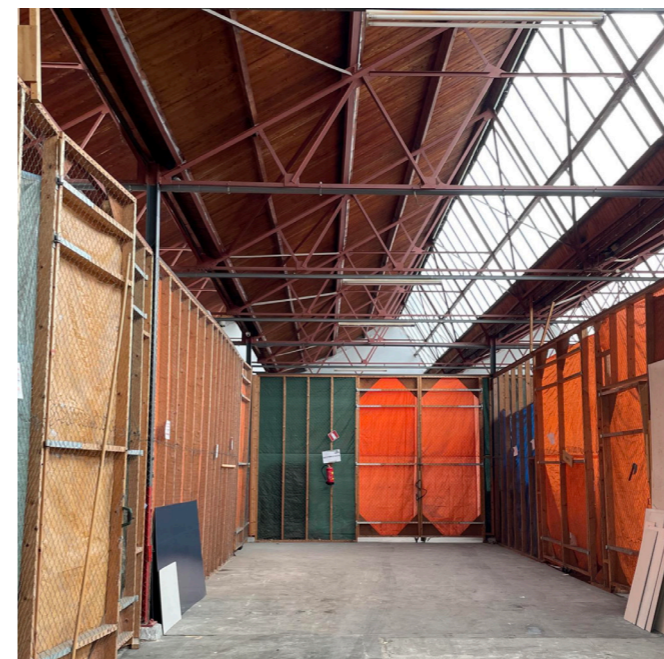
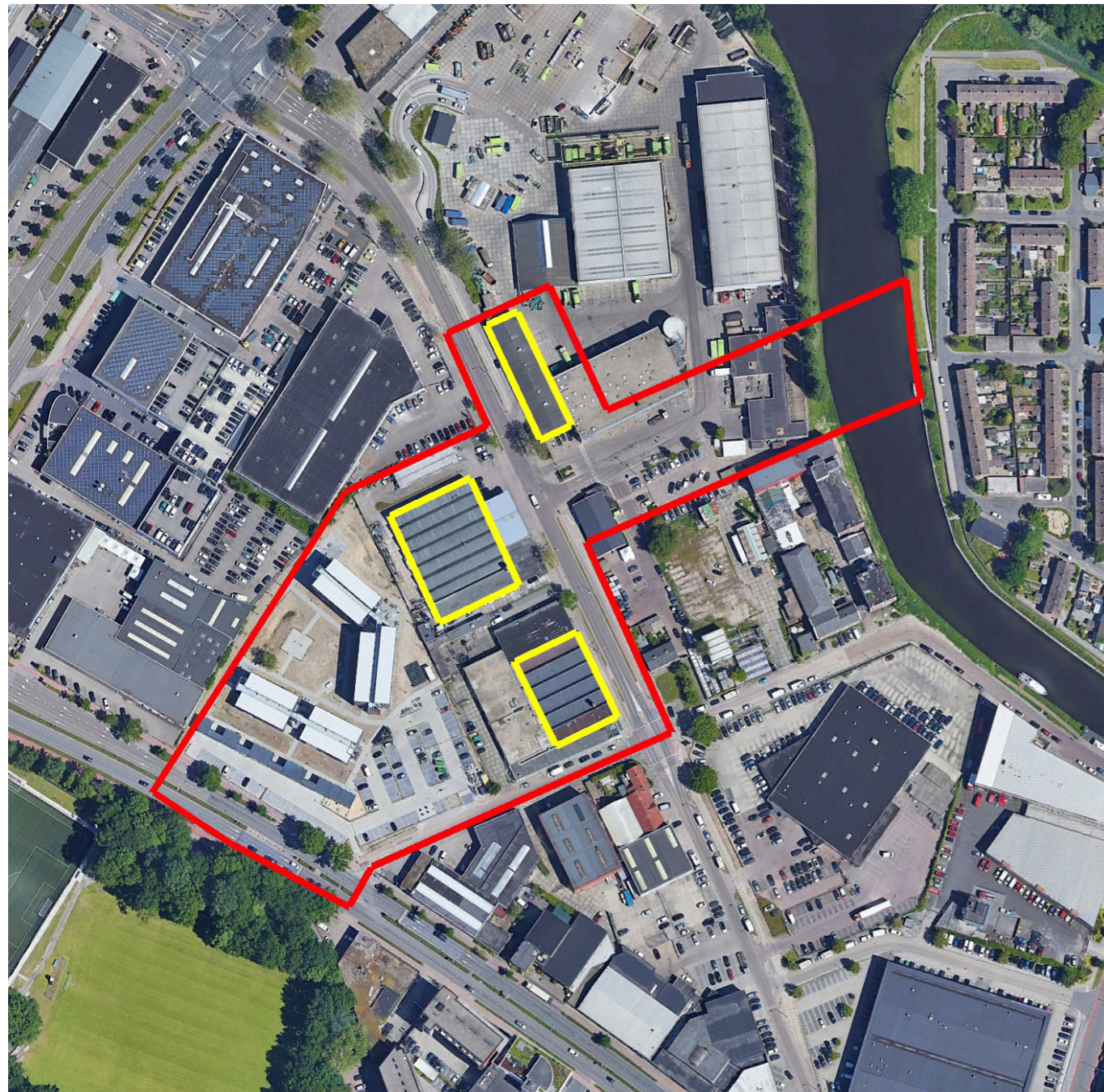
Reintegrate the Old

Repurpose Kop van Isselt's industrial heritage buildings into a vibrant mix-use identity establishing new homes, creative industries, and lively green public spaces to foster a dynamic, sustainable urban ecosystem.

Location: Kop van Isselt, Amersfoort
Population: 160,000 / 285,000 Metro
Reflection site: 3.45 hectares
Project site: 0.32 hectares
Proposed by: Municipality Amersfoort
Actors involved: Municipality Amersfoort Team
composition: Architect non mandatory

Follow-up Process

The Municipality of Amersfoort, in partnership with the owner(s) of industrial heritage structures, are committed to realize the central public space. Currently, the building(s) are for temporary use, the owner(s) are keen to advance the concepts and typologies developed through the competition into a viable and profitable project, with the aim of realizing it. The Municipality also envisions the possibility of commissioning further design studies for the central public space, to explore opportunities for thoughtful urban development.



Amersfoort is reimagining its urban landscape to create vibrant, sustainable and inclusive growth. The transformation of the Kop van Isselt area presents an opportunity to reintegrate industrial legacy into a dynamic district. This mixed-use development envisions 2,000 to 3,000 new residences, creative industries, and public amenities, fostering a lively and sustainable urban ecosystem.

Propose bold yet practical solutions for the comprehensive transformation of this area by repurposing industrial heritage structures, integrating diverse mixed-use programs, enhancing ecological connectivity. The goal is to create a distinctive central urban area with a renewed identity, creating vibrant public spaces that reflect adaptability and sustainability while addressing local and urban-scale needs.

Adaptive Reuse of Industrial Heritage
 The historic industrial buildings at the heart of Kop van Isselt are earmarked for adaptive reuse, becoming vibrant hubs for creative industries, public functions, and recreational activities. These structures will anchor the district, blending their architectural heritage with modern, functional designs to shape the identity of the central public space.

A comprehensive building envelope strategy should explore how these buildings can be transformed to unlock their full potential. This may include lateral expansions, vertical additions, or innovative architectural interventions that preserve their historical significance. These strategies must demonstrate financial viability by harmonizing innovative design with pragmatic solutions that ensure long-term success.

Eempark as the Green Heart
 Eempark is designed to be central to the district, connecting neighbourhoods through leisure spaces for sports, picnics, and pathways for walking. It will strengthen biodiversity by linking the green belt (Groengordel) from the Soesterkwartier to the Eem, forming an ecological corridor that boosts biodiversity and connectivity.

Propose a visionary conceptual design for the central public space that integrates urban vibrancy with green infrastructure. Incorporate a terraced landscape for effective flood mitigation and highlight enhanced accessibility to the river Eem to foster both recreational and ecological opportunities. Bicycle and pedestrian pathways must ensure seamless connections to the central buildings.



This adaptive reuse project must honour the architectural heritage, blending modern designs ensuring financial viability while integrating spaces for recreation and creative industries. Becoming the centrepiece of Eempark's design—a vibrant green heart with biodiversity and river connections establishing a distinct identity for Kop van Isselt.



New and interesting ways of living
 Transform the existing single-floor buildings (all buildings within the reflection area) to accommodate approximately 160 housing units, contributing 16,500 m²GFA of residential space (excluding parking). Landmark NeNaFa and fabriek van Van der Meiden can rise to 14-16 floors but ROVA shed is classified as a municipal monument, the interior is also protected. The change must be done in conjunction with the monumental values. New building volumes can be added on top, alongside, or through the existing halls, all while preserving and celebrating their industrial character. This integration of residential spaces should foster a lively community atmosphere by introducing new and interesting ways of living through innovative typologies that redefine urban lifestyles.

Creative Incubator and Community
 To meet the growing demand for creative and health-oriented spaces, the proposed building envelopes (all buildings within the reflection area) will feature a creative incubator ±2,500 m² will provide much-needed maker spaces, fostering innovation and collaboration. Additionally, health centre ±1,000 m² will deliver a pharmacy (160 m²), general practitioner (410 m²), physiotherapy (100 m²), dentist (250 m²) and midwifery practice (40 m²). The new building must exemplify circular design, renewable energy, biodiversity at its core.



The transformation should blend the old and new, activating urban life at the ground floor and adding 16,500 m² of residential space above. Preserve the industrial character while fostering community through mixed-use spaces and innovative housing that reshape urban living. Proposal should also prioritise sustainability and circular design principles.