

**EAAE**

Annual Conference +  
General Assembly 2022



Universidad Politécnica de Madrid (UPM)  
ETS de Arquitectura de Madrid (ETSAM)



TOWARDS A  
NEW EUROPEAN  
BAUHAUS

THE NEW EUROPEAN BAUHAUS AND CONTEMPORARY DESIGN / FACING THE LARGE-SCALE

# ISN'T IT ABOUT TIME FOR 'ABBAUHAUS'?

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Clement Quarter, Sint-Niklaas

Eco Quarter De Vloei, Ieper

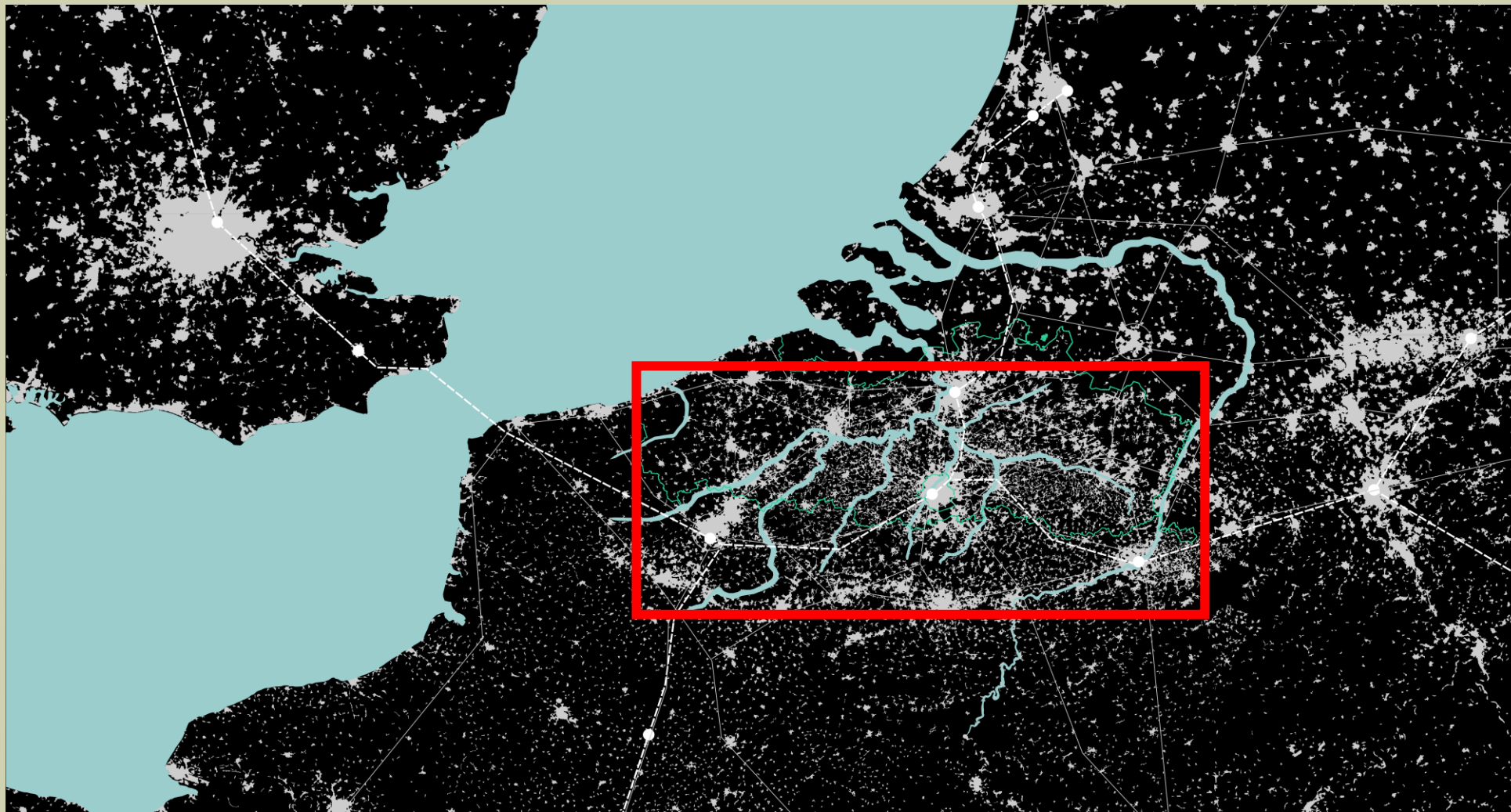


## Developments are compatible with three New European Bauhaus values

- **sustainability**, from climate goals, to circularity, zero pollution, and biodiversity
- **aesthetics**, quality of experience and style, beyond functionality
- **inclusion**, from valuing diversity, to securing accessibility and affordability



## BUT... IS NEB COMPATIBLE WITH CONTEXT OF INTENSIVE URBAN SPRAWL?

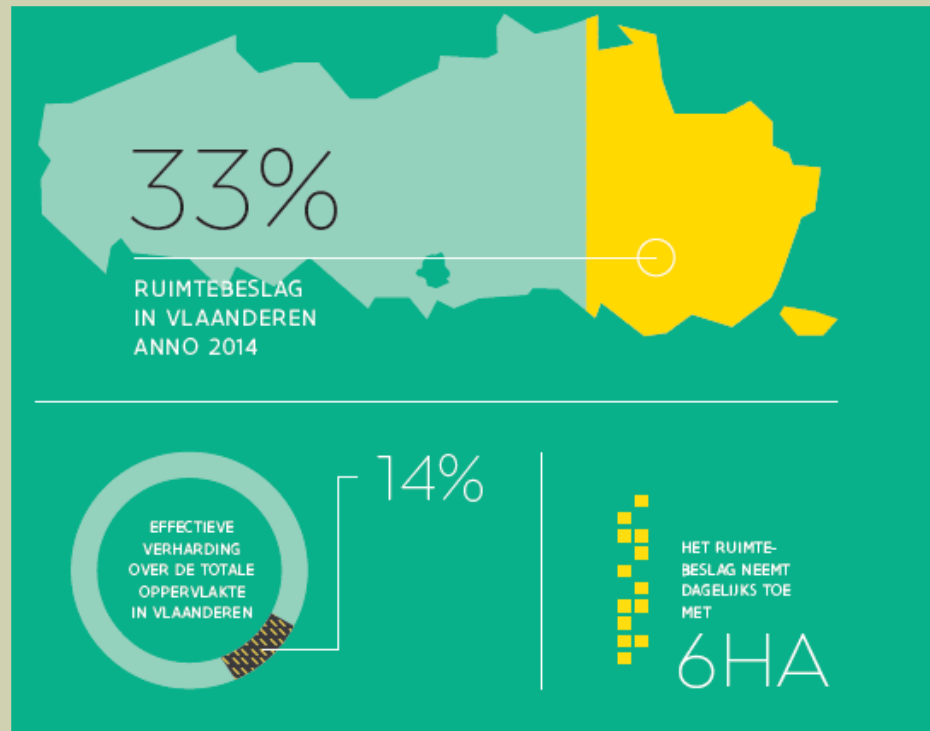


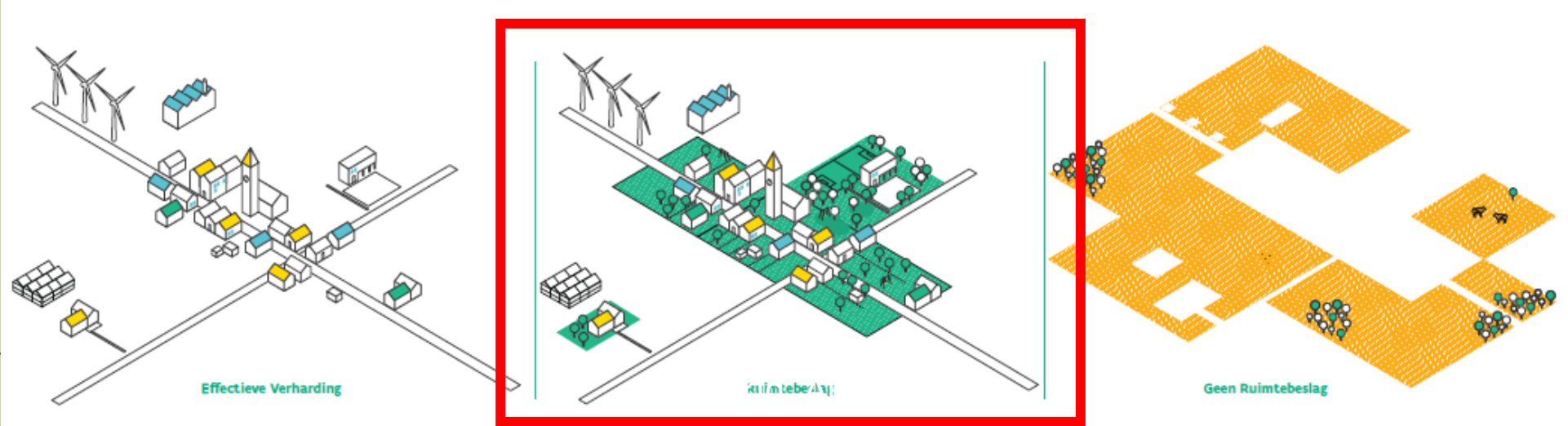
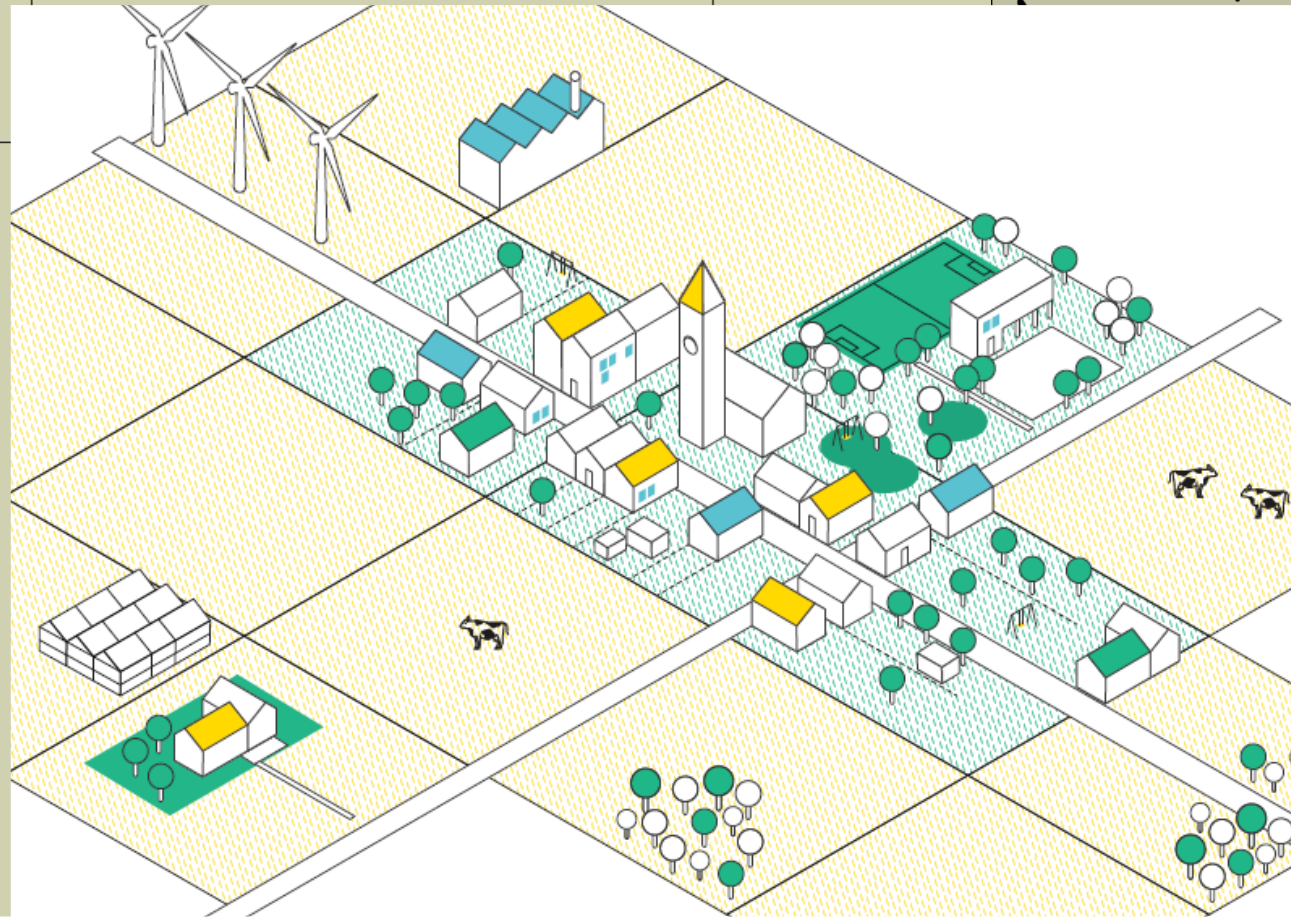
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## Very extensive land use

- 33 % of Flanders = settlement area
- 14 % of Flanders = sealed surface
- Daily growth of settlement area = daily new land take = 6 ha
- Prognosis 2050 when BAU: 41-50 % of Flanders = settlement area!



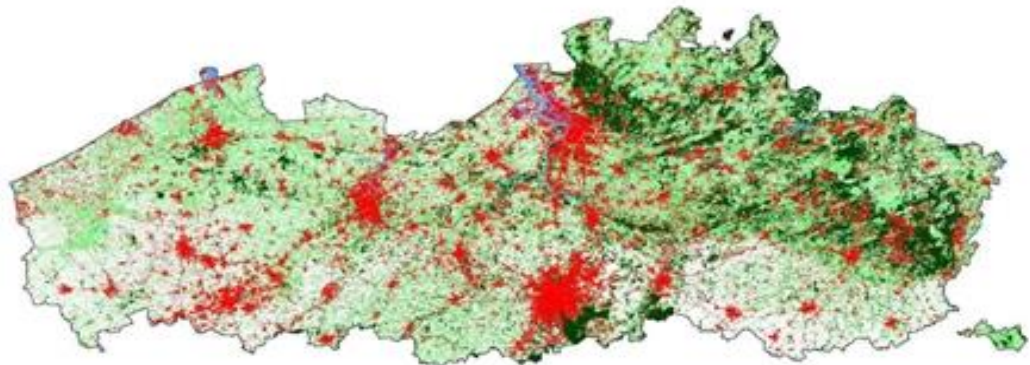




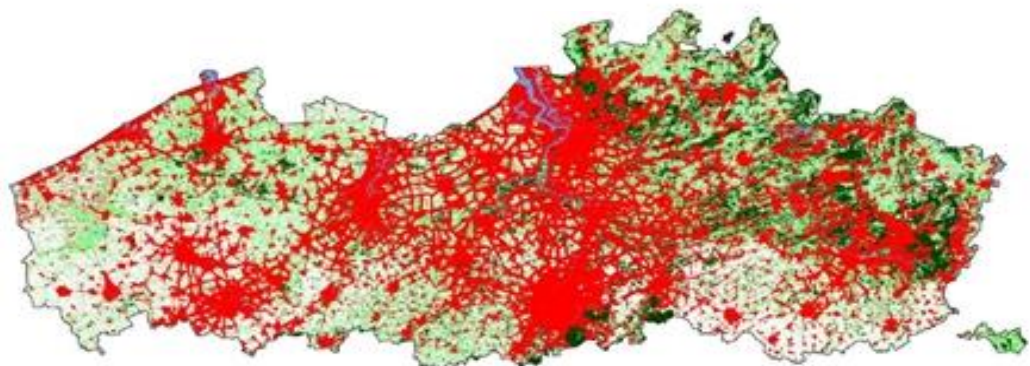


August 2022



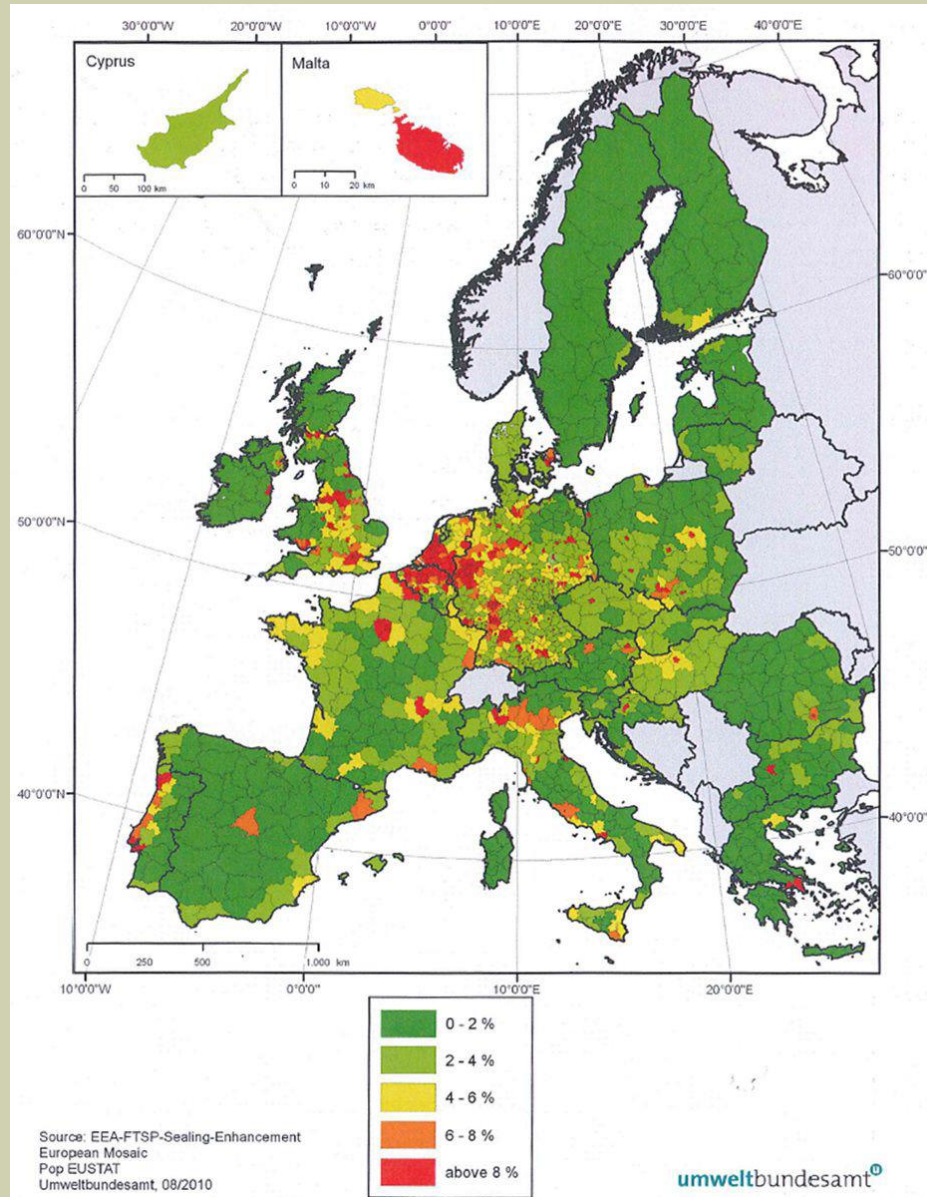


Built surface 2000



Built surface 2050  
(Poelmans, 2010)

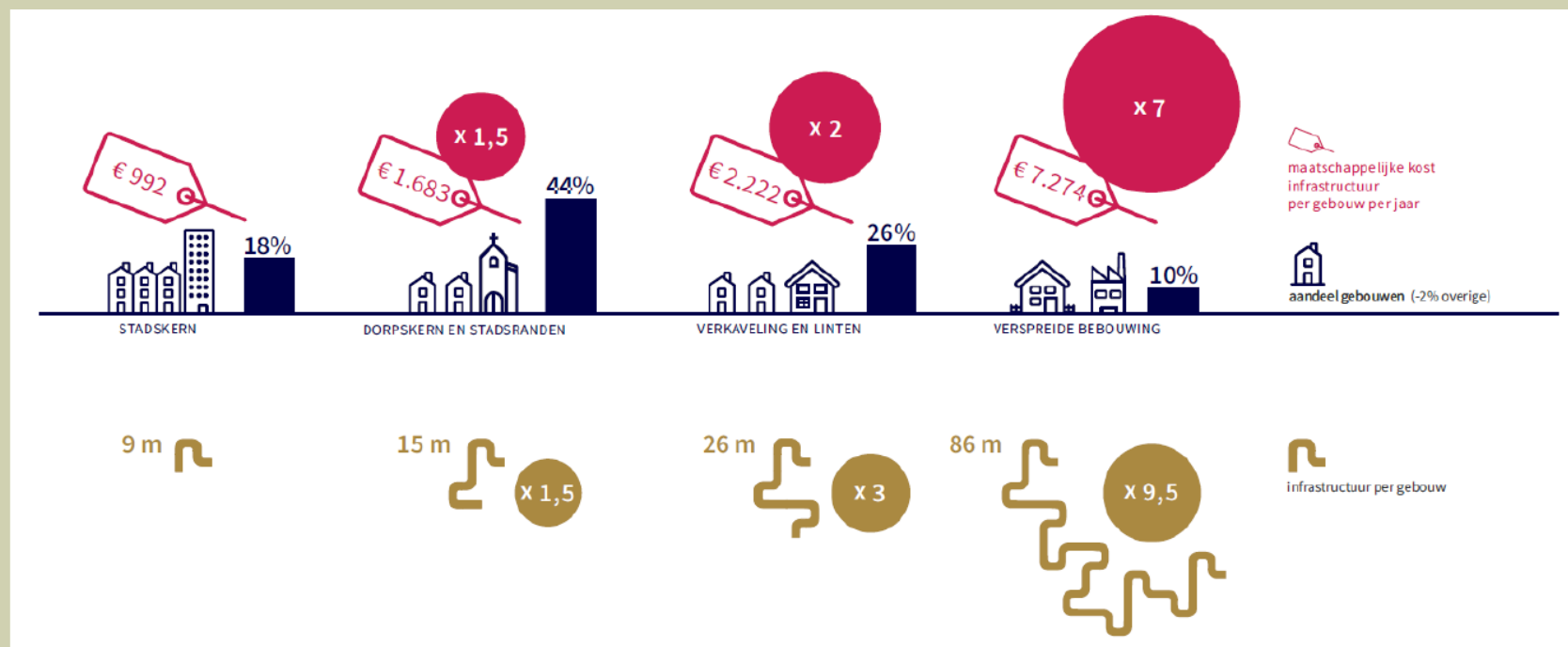
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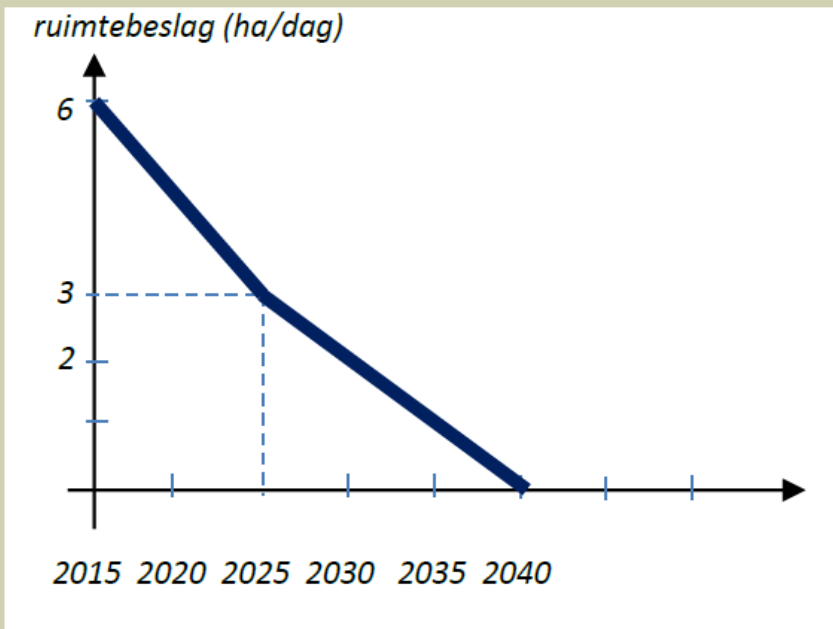
- Societal cost
  - Service infrastructure



- Mobility cost
- Loss of ecosystem services

© VITO

- Political ambition = decrease of daily land take from 6 ha in 2015 to 0 ha/day in 2040
  - Intensification/densification of land use
  - Mixed land use
  - Reconversion
  - Temporary land use



Surface beneath line  
= open space that can be  
developed before 2040







## ‘De-sealing’ awareness at European level

*“Lack of awareness about the role of soil in the ecosystem and the economy as well as about possible negative impacts of land take, especially in the medium to long term and considering the expected effects of climate change, **has been identified** by many observers as **one of the major obstacles to more sustainable land planning policies and land use.**”*



Guidelines on best practice to limit,  
mitigate or compensate

# soil sealing

## REAL CHALLENGE = ROLLING BACK SPRAWL



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## Making planners and architects aware of

1. Legislative context
2. Demolition of 'spatial garbage'
3. Other win-wins

1

**BWMSTR  
LABEL  
MISMB**

**KU LEUVEN** P P U L



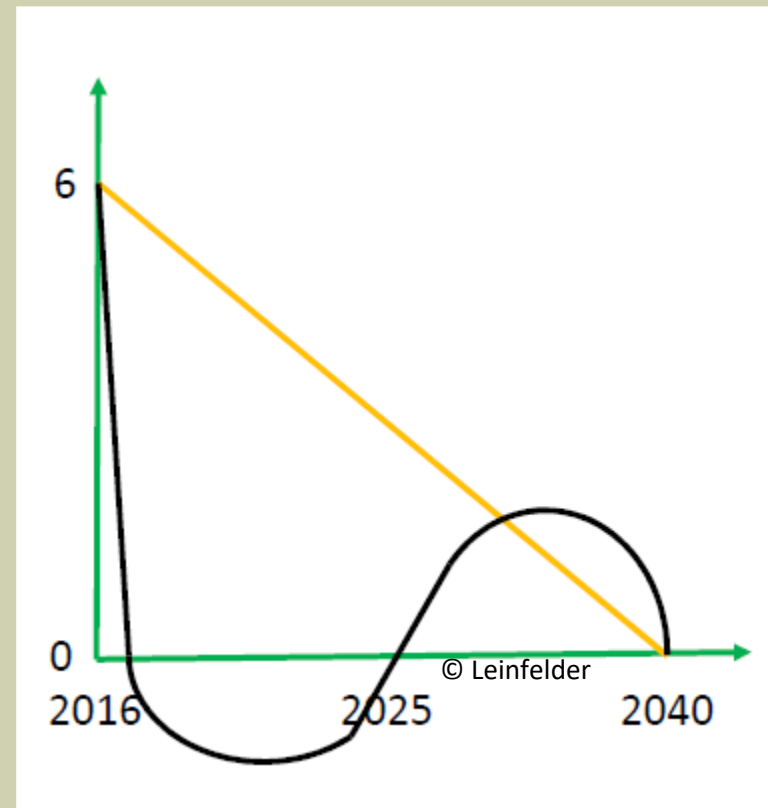
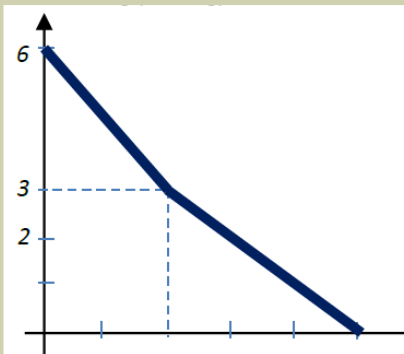
Onderzoeksgroep voor  
Stadsontwikkeling  
Universiteit Antwerpen





## Growth AND degrowth

- Step 1 = demolition of constructions and paved surfaces in open space
- Step 2 = new developments on better locations
- Surface step 1 = Surface step 2



## Creation of **societal acceptance** for demolition

- Physical space
- Mental space



Focus = “**spatial garbage**”

- Vacant or underused constructions and paved surfaces
- in (fragmented) open space, ribbon development

Common academic learning trajectory between students, teachers and researchers

HoGent



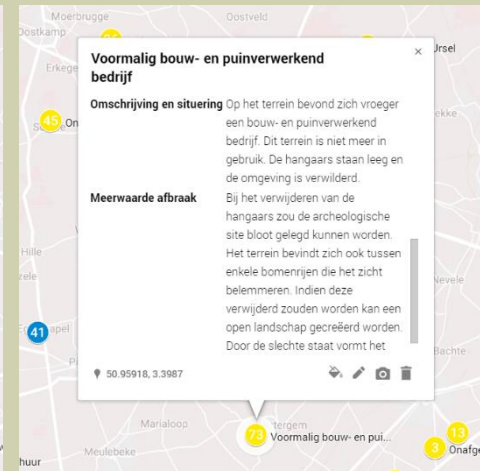
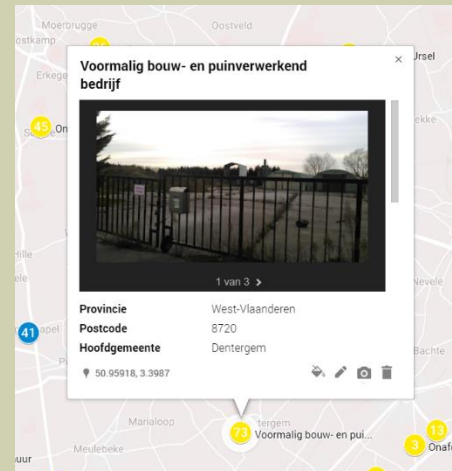
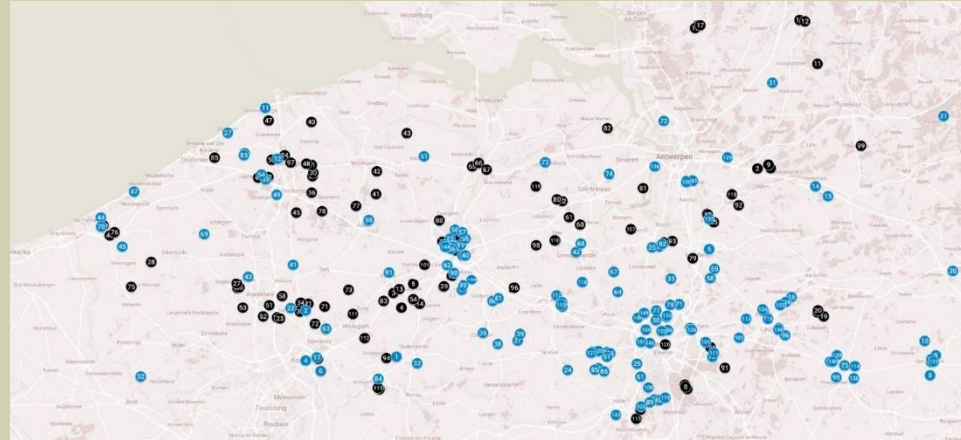


## Academic educational trajectory

- Mapping and typology of un(der)used constructions
- Reasons for vacancy/obsolescence
- Significance for local community
- (Legal/financial) obstacles for demolition
- Ideas/suggestions for qualitative landscape after demolition

- Quick scan
  - > 250 cases -> 140 cases
  - Large variety
  - Link with statistical data (images, spatial context, history, reflection on added value of demolition)

# Digital map





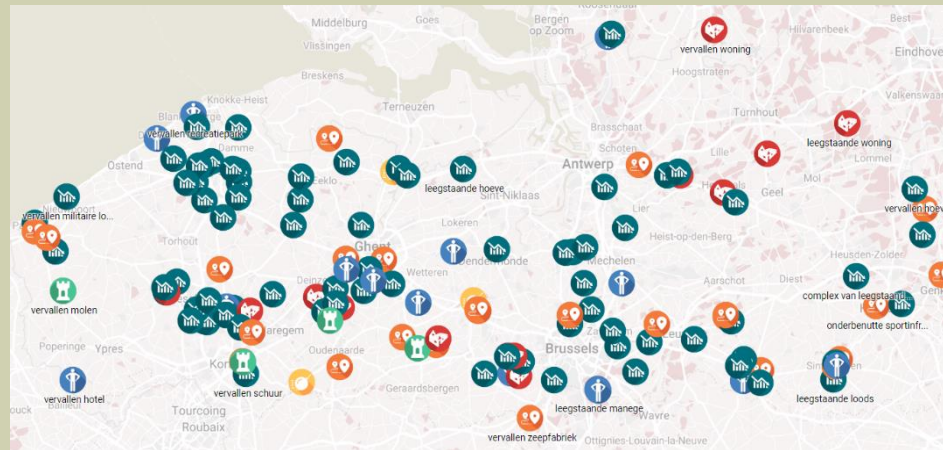


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# Reasons for vacancy/obsolescence





## PROVINCIE ANTWERPEN

Inventaris HO Gent en KU Leuven / LUCA:  
**822 522 m<sup>2</sup> verdeelt over 38 locaties**



## MSC PSA EUROPEAN TERMINAL ANTWERPEN

Sinds de ingebruikname in 2005, werd de MSC PSA European Terminal (MPET) continu verder uitgebreid, zowel wat de terminal oppervlakte betreft als het behandelingsmateriaal. Er zijn 41 containerkranen verspreid over 9 aanlegplaatsen, 200 straddle carriers en een kadeflengte van 3.700 meter, wat het de grootste containerterminal van Europa maakt.

**Verhadere oppervlakte: 947 752 m<sup>2</sup>**



## WEST VLAANDEREN

Inventaris HO Gent en KU Leuven / LUCA :  
**282 751 m<sup>2</sup> verdeelt over 64 locaties**



## BOMBARDIER TRANSPORTATION BRUGGE

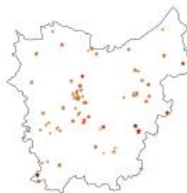
Bombardier Inc. is een Canadees concern. Het bedrijf is begonnen als producent van sneeuwscooters. Tegenwoordig is het een grote fabrikant van onder meer vliegtuigen en rollend materieel. De vestiging in Brugge is gelegen ten zuiden van centrum Brugge, naast het Kanaal Gent - Brugge - Oostende en de N50.

**Verhadere oppervlakte: 339 932m<sup>2</sup>**



## OOST VLAANDEREN

Inventaris HO Gent en KU Leuven / LUCA :  
**384 623 m<sup>2</sup> verdeelt over 82 locaties**



## FLANDERS EXPO GENT

Flanders Expo is een evenementencomplex in Gent en een van de grootste van België. De totale beursoppervlakte is meer dan 54.000 m<sup>2</sup>. In het complex worden handelsbeurzen, exposities, congressen en andere grootschalige bijeenkomsten georganiseerd.

**Verhadere oppervlakte: 380 690 m<sup>2</sup>**



# Qualitative research seminar

- Paper/poster
  - Data about construction (year of construction, owner, history,...)
  - Arguments for continuation of underuse, vacancy, decline, ...
  - Exploration of alternative uses of open space after demolition







- Planning practice and current spatial context in Flanders as starting point
- Context driven ‘self-regulated learning’ based on real cases in own neighborhood
- Interaction between education and research with different disciplinary backgrounds
  - Planning students – legal possibilities for demolition and de-sealing
  - Landscape architecture students – open space and opportunities for new green spaces
  - Architecture students – value and sustainability of constructions to be demolished



## 3

TE WEINIG WEG	TE VEEL IN BREEDTE		
			
			
			
<p>DE BIJNA WEG preventief overbelasting gebruik draagvlak ?</p>	<p>DE GEWUIZIGDE WEG sluipverkeer? variatie in voorkomen draagvlak ?</p>	<p>DE VERKAVELINGS BOULEVARD gebruik door bewoners complexe opbouw draagvlak +/-</p>	<p>DE GEMORSTE WEG Uiteenlopend gebruik variatie in voorkomen draagvlak +/-</p>



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