



JEUGDHOSTEL BRUGGE

Brugge

D&B Competition - Youth hostel with 120 beds, common areas, concert hall - kitchen & caretaker's residence



Status

2013 - 2015



Services:

Building Services, Structural



Sectors:

Office & Commercial: Hospitality



Client:

Algemene Ondernemingen
Himpe NV (voor Toerisme
Vlaanderen)



Architect:

Salens Architecten



Area:

2700 m²



DBF Project for the realization of a youth hostel

Winning team:

- Himpe nv – Loppem
- Salens Architecten – Bruges
- BM Engineering – Kortrijk

That budget accommodation can be (much) more than stacking backpackers horizontally in a rudimentary room is proven by the Snuffel Backpacker Hostel. Under the motto 'no cure, no pay', Algemene Ondernemingen Himpe, Salens Architecten and BM Engineering jointly submitted a design. Combining a very competitive price with architectural added value and user-, maintenance- and energy-friendly techniques proved decisive in winning the contract.



The contracting authority Tourism Flanders was the client for this DBF project, in which the contractor is responsible for the design, construction and financing, up to the provisional delivery of the youth hostel. After that, the building is transferred to Tourism Flanders. The youth hostel officially opens its doors on June 20.

The former Snuffel, about 50 meters further on the other side of the street, was not only outdated. The accommodation capacity and the facilities for meeting and relaxation also no longer met current needs. The new building, which is visible from both Ezelstraat and Hugo Losschaertstraat, has 32 modern rooms. Spread across the ground floor and the first and second floors, there are 8 rooms for 6 persons, 12 rooms for 4 persons and 12 double rooms. Some rooms have their own bathroom facilities. Other guests can use the shared bathroom facilities in the hallway. Downstairs there is a café that serves as a meeting place open from early morning until late at night. Performances and poetry evenings are planned in the multipurpose hall. Those who want to escape the city bustle can visit the quiet room, and there is also a cooking area for those who want to prepare their own meal.



Salens Architecten created a major architectural eye-catcher in the busy Ezelstraat, one of the gateway streets in Bruges' city center. The most striking visual element in the white-painted buildings with terracotta roof tiles are the window surrounds executed in corten steel on the exterior. By oversizing them, the ventilation openings could also be concealed invisibly, although 'invisible' is not quite the right description. They are actually accentuated by milling texts or text fragments into the corten steel. A fitting reference to Bruges as a city of literature and a reference in terms of calligraphy.

It also demonstrates the high standard of finishing, which is quite exceptional for a youth hostel. For instance, the ventilation openings inside the rooms were concealed in a kind of locker cabinet, a very recognizable element for the backpacker. Because the outlets of the ventilation system for the common areas would be a disruptive element in the courtyard, they were placed at the back of the building, which borders a monastery garden. The radiator heating and electricity in the rooms are controlled by a card reader, which activates the systems as long as the hostel guest is in the room. Programmable systems – for example to bring the multipurpose hall to temperature in time – are an element in the user-friendly design of the youth hostel. But the design also ensures that the facilities are very maintenance-friendly.

Remarkable: where at the time of project submission the energy standards were still at E70 and K40, the building partners were able to go a step further within the budget and achieve E56 and K28. This obviously has a positive impact on operating costs, which are a crucial element in a building of this size.

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DBF formulas have proven successful in the past as well. General contractor, architect and engineering firm develop a complete project in good understanding in a short time. If after an exciting competition phase the contract is awarded, the collaboration with the building partners is already well advanced, so that mutual coordination on the construction site itself runs flawlessly. The DBF formula ensures in this project that Tourism Flanders could become the owner of a fully finished, ready-to-use youth hostel in a short time and within a fixed budget.

Building partners:

- Tourism Flanders (Brussels) – Client / owner after delivery
- Algemene ondernemingen Himpe nv (Loppem) – Temporary building owner / contractor
- Salens Architecten (Bruges) – Design
- BM Engineering – Structural engineering and building services
- Electro Gevaert (Roeselare) – Electrical installations
- Beltherm nv (Zedelgem) – Ventilation
- TSVB bvba (Torhout) – Central heating and sanitary installations