

RE-BRUSSELS (2022)

33,3%

2nd
SEMESTER

ABOUT
SEVEN
REPLACE-
MENTS

RE-BRUSSELS By Harold Fallon (AgwA) & Johannes Berry (sugiberry) This studio is part of the ADO Translocal (Re) Conversions. Academic year 2021-22, semester 2, Brussels Engagements: Craftsmanship, The Brussels Way This studio will collaborate with the studio (33.3%) of Jan De Vylder (Architecten Jan de Vylder Inge Vinck) at the ETH Zurich.

This collaboration resides in the topic -described below-, the selection of sites reflecting these topics in Brussels and in Zurich, the participation to the review, a shared lectures program (to be confirmed), and a common assignment in which the Brussels and Zurich studio's will collaborate (3.33%). The studio deals with currently existing and ongoing, large scale projects in Brussels, being heavily refurbished or demolished to make way for mixed used - housing programs. It critically considers their presently existing state, and the plans for their future state in the form of an architectural project. The project is a reconsideration through the limitation of means, of the relationship or symbiosis between the existing current and proposed future states of these buildings, in the form of 33.3%. The aim of the studio is also to participate in the debate about ongoing projects.

This presentation includes two black booklets for the Brussels Studio. B describes the studio and the sites defined this far. D contains a series of references.

We also attach a series of three booklets reflecting last year's 33% studio in ETH Zurich. Booklet A is a general introduction. B explains the studio and the contexts. D includes a series of references. Consider these three booklets as a base to which the RE-BRUSSELS studio reacts.



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As this studio is articulated to the 33% studio in ETH ZURICH (Chair Jan De Vylder), we will be discussing similar interests. To question the mechanisms of REPLACEMENT is one. To understand the architectural power of limitation of means in another. To address housing in existing buildings. To think about urbanity, mixity and layeredness. To discuss detail and construction. The list is long. However, the collaboration with ETH ZURICH is not only about interests, it is also about sites.

For both studios -in KU Leuven Sint Lucas and in ETH Zurich-, the sites are chosen in collaboration with 8000 Agency (www.8000.agency). Lukas Ryffel, Oliver Burch and Jakob Junghans do not only co-author the search and selection of the contexts but will also participate in the review moments.

The studio will be organised in SMALL PRACTICES of about 3-4 students each. These SMALL PRACTICES will develop a shared approach - entire semester work - on 1 CONTEXT but also each an INDIVIDUAL APPROACH—second half of the semester work. We aim at exploring the diversity of situations in Brussels and by doing so, to address a diversity of real estate mechanisms. All this sites are currently being re-developed, be it in early reflection stage, in design stage or in the process of reconstruction. It is a matter of actuality. It is a matter of debate. Thus, each SMALL PRACTICE will be assigned a different site. The selection proposed in this document may still evolve slightly before the start of the studio. But there it is. Part of the job of the SMALL PRACTICES is to enrich the available documentation.

The SEMESTER STUDIO is organized into TWO HALVES—to distinguish GROUP WORK and the start of INDIVIDUAL WORK, and also to distinguish RESEARCH by OBSERVATION and RESEARCH by DESIGN—which are more detailed in THREE MOVEMENTS—MOVEMENT I as an OBSERVATION, MOVEMENT II as a REFLECTION; both in the first half of the semester and MOVEMENT III and the RESEARCH BY DESIGN for both GROUP WORK and INDIVIDUAL WORK -.

The interaction with the ETH ZURICH Studio will culminate in a short 3.33% ASSIGNMENT. The Brussels SMALL PRACTICES will be invited to intervene in the ETH ZURICH studio by means of a very small intervention reflecting their own shared approach. Small but revealing. Small but strong. Small and poetic, useful and relevant. And of course, the other way round.

At the moments of the REVIEWS, the debates and evaluations will be enriched by the presence of external critics. At least one representative of the ETH ZURICH 33% studio and of 8000 AGENCY, and hopefully additional external critics. On these occasions, the teachers of the studio will take a step back to let the review team lead the debates.



The following 7 CONTEXTs have been selected for the studio of this spring semester.

The CONTEXTs are represented by simple documentation. A few black and white images and selected documentation are fairly enough to have a first idea of the context. The documentation contains not only a simple and concise representation of the current status, but also the projection of the future status if available. For each context, a future master plan has been confirmed or is in preparation. If not yet available, then the existing situation is considered as the projected situation.

This is where the first attitude of this studio begins.

The context is the OVERLAP of the existing situation and of the planned re-development. We will accept 66.6% of the available master plans and 66.6% of the existing situation. The remaining 33.3% will be available for change. The existing tissues and open spaces will be respected and an INTERVENTION INTERFERENCE INTRODUCTION of only 33.3% will be enough.

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I PAEPENVEST REMPART DES MOINES

Rue du Rempart des Moines / Paepenverst

II KBC BXL headquarters

Avenue du Port

III SIAMU FIRE STATION

Helihavenlaan / Avenue de l'Héliport

IV WTC I + II

Boulevard Albert II

V PROXIMUS headquarters

Boulevard Albert II

VI LEBEAU

Rue Lebeau

IV GB headquarters

Avenue des OlympiadesI



Project No. M-01-001
Institution: M-01-001



NOW

A set of five housing blocks, each nine levels including the ground floor, for total of 314 social housing units owned by the Logement Bruxellois. A sports hall. Public and collective spaces.

SOON

In 2019, the Brussels Master Architect launched a competition for the demolition and the replacement of the "Five Blocks". The winning proposal of Lan Architecture and MDW includes 210 social housing units for the Logement Bruxellois and 140 mid level housing units for the Régie Foncière, ranging from one bedroom to five bedroom typologies. The project also includes a sports hall, a space for small childhood and another for seniors. A underground parking for 400 cars will be built.

<https://bma.brussels/app/uploads/2019/10/FACTSHEET-Rempart-des-Moines.pdf>





NOW

Buildings part of the headquarters of the KBC Bank in Brussels, designed by AAU (Atelier D'Art Urbain) and Jaspers Eyers, completed in 1998.

SOON

In 2019, the Brussels Master Architect launched a competition for the demolition of the buildings from the 1990s and the replacement by a 28.000 sqm mix of housing, assisted living (in total 216 units), a hotel (139 rooms), commercial spaces and sport facilities, for the developer "Triple Living". The winning proposal is designed by Office Kersten Geers David Van Severen together with NFA (Nicolas Firket) and Bureau Bas Smets.

<https://bma.brussels/app/uploads/2019/10/FACTSHEET-Rempart-des-Moines.pdf>

<http://officekgdvs.com/projects/#office-216>

<https://www.arau.org/content/uploads/2019/02/Analyse-KBC-av.-du-Port-12-14.pdf>

https://www.lavenir.net/cnt/dmf20210325_01566731/des-immeubles-occupes-par-la-kbc-seront-reaffectes-notamment-au-logement





NOW

A series of building forming the headquarters of the SIAMU (Firefighting and Emergency Medical Assistance Service), including the call center, autoria, offices, a fire station, etc.

SOON

The headquarters and the fire station are being relocated on the medium term. A masterplanning study has been launched in december 2020 about the site, to evaluate the programmatic, spatial, economic and environmental potentials of the site. Possible orientations are not yet publicly known.

<https://sau.brussels/fr/actualites/la-sau-lance-une-etude-sur-la-reconversion-de-la-caserne-de-letat-major-des-pompiers>

<https://sau.brussels/fr/sites/siamu-heliport>



NOW

WTC I & II are two towers out of the 8 towers forming the Brussels World Trade Center, designed by Groupe Structures and built in 1972-1976. The total surface amounts 68.950 sqm including office spaces, retail and underground parking. The building is listed on the heritage inventory of the Brussels Region.

SOON

In 2017 Real Estate developer Befimmo started the process of renovating the towers. The building is set available for temporary use by a variety of people and organisations, amongst which KU Leuven Faculty of architecture and 51N4E. After appointing the office Jaspers Evers, a competition followed, won by 51n4E and l'AUC to assist the architects in the design. The winning proposal proposes to complement and connect the existing towers with a new volumes (110.000sqm in total). As the studio runs, the towers are demolished, including the underground, except the vertical circulation shafts. The project is winner of the be.exemplary award for sustainable architecture.

<https://www.51n4e.com/projects/espace-nord>

<https://www.tijd.be/ondernemen/vastgoed/befimmo-mikt-op-300-miljoen-voor-helft-van-dure-wtc-torens/10309669.html>

<https://rotordc.com/wtc1-2-groupe-structures-brussels/>

https://monument.heritage.brussels/fr/Bruxelles_Extension_Nord/Boulevard_Roi_Albert_II/24/37502

<https://www.divercitymag.be/en/brussels-zin-or-the-circular-reconstruction-of-the-world-trade-centre/>

<https://zin.brussels/>





NOW

Proximus occupies two towers out of the 8 towers forming the Brussels World Trade Center, designed by Groupe Structures and built in the seventies. The towers were renovated in 1996 by Jaspers to house the headquarters of Belgacom, the historical phone operator in Belgium, now Proximus. A connecting footbridge and an antenna were added to the existing volumes, as well as a ground floor pavilion.

SOON

In 2020, Proximus decides to sell the towers to real estate developer Immobel, who will refurbish the towers with architects Jaspers Eyers and Neutelings Riedijk. One tower will contain office spaces, mainly for Proximus. One mixed use tower will contain mainly residential and collective equipment, a hotel and local retail. The design proposals are not made public. In december 2021, the Brussels Master Architect launches a competition to assist the architects in the design of innovative typologies, when the building permit application is scheduled for July 2022.

<https://www.jaspers-eyers.be/belgacom-towers>

<https://bx1.be/categories/news/a-quoi-ressembleront-bientot-les-tours-proximus-du-quartier-nord/>

<https://bma.brussels/en/reconversion-of-an-office-tower/>



NOW

Real estate developer Immobilis is redeveloping the block between Rue Lebeau, Rue de la Paille and Rue de Ruysbroeck into a 41,500 sqm mixed-used project with housing, offices and retail.

SOON

Real estate developer Immobilis is redeveloping the block between Rue Lebeau, Rue de la Paille and Rue de Ruysbroeck into a 41,500 sqm mixed-used project with housing, offices and retail. In 2018, the Brussels Master Architect launched a private competition with winners MacCreanor Lavington MLA, Korteknie Stulmacher Architecten and Assar Architects.

<https://bma.brussels/en/call-lebeau/>

<https://bma.brussels/app/uploads/2018/07/FACTSHEET-Lebeau-2.pdf>

<http://lebeau-sablon.be/fr/>





NOW

The building was conceived by Groupe Structures (cf WTC towers) and built in 1972 for GB group. GB Group was bought by Carrefour in 2000. The building includes a supermarket on the ground floor (about 14.000sqm including a gallery and restaurants). It is topped with an office tower for the GB headquarters (about 21.000 sqm and 8000sqm of archive space). The building is on the inventory of heritage of the Brussels Region. The building was sold to Redevco Offices Belgium SCS, who sold it to Financiere Teychene Group in 2014. At the time of the acquisition, there were no vacancies in the retail part of the building.

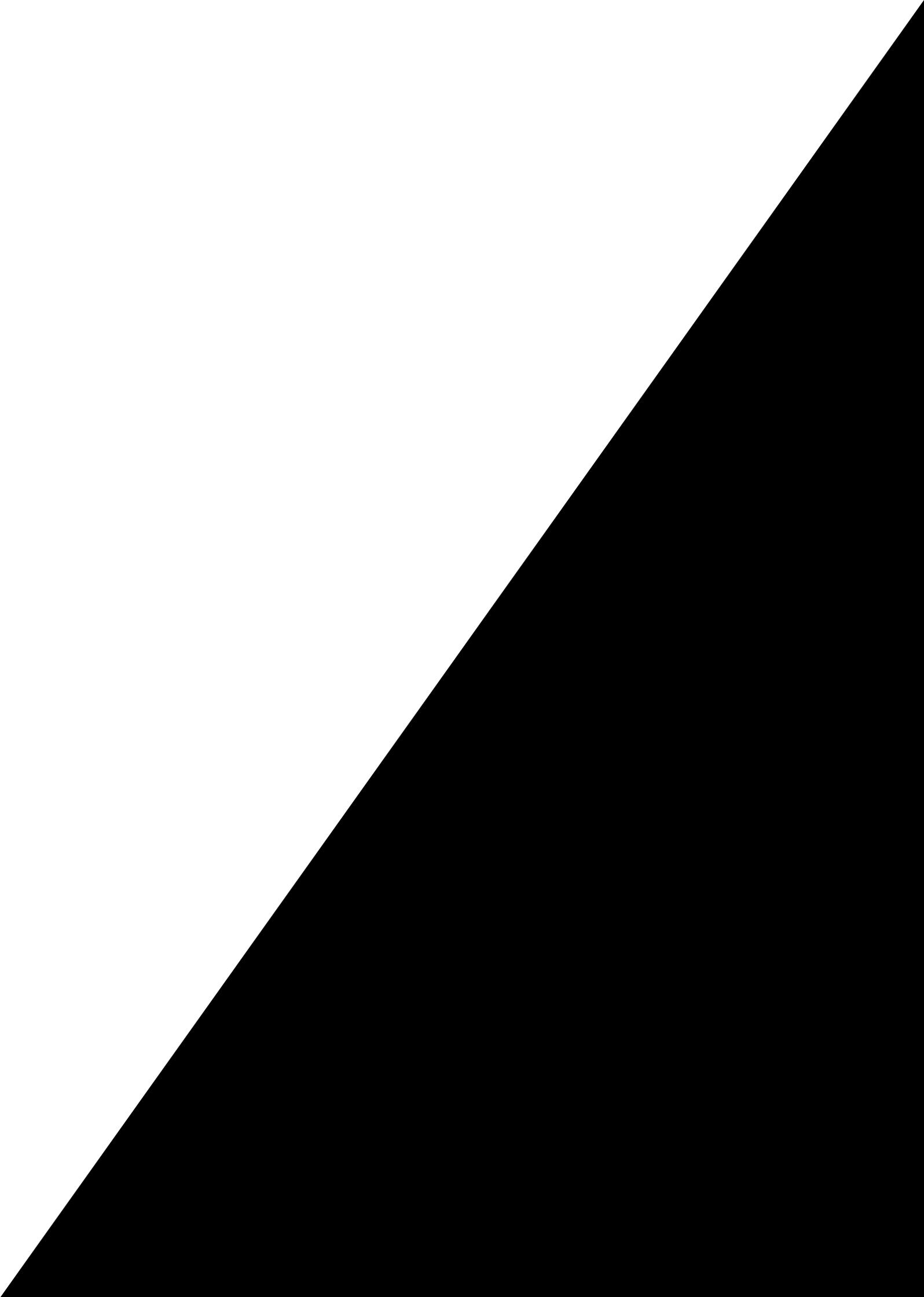
SOON

There are officially no plans to redevelop the building. There was a severe restructuring program in 2018.

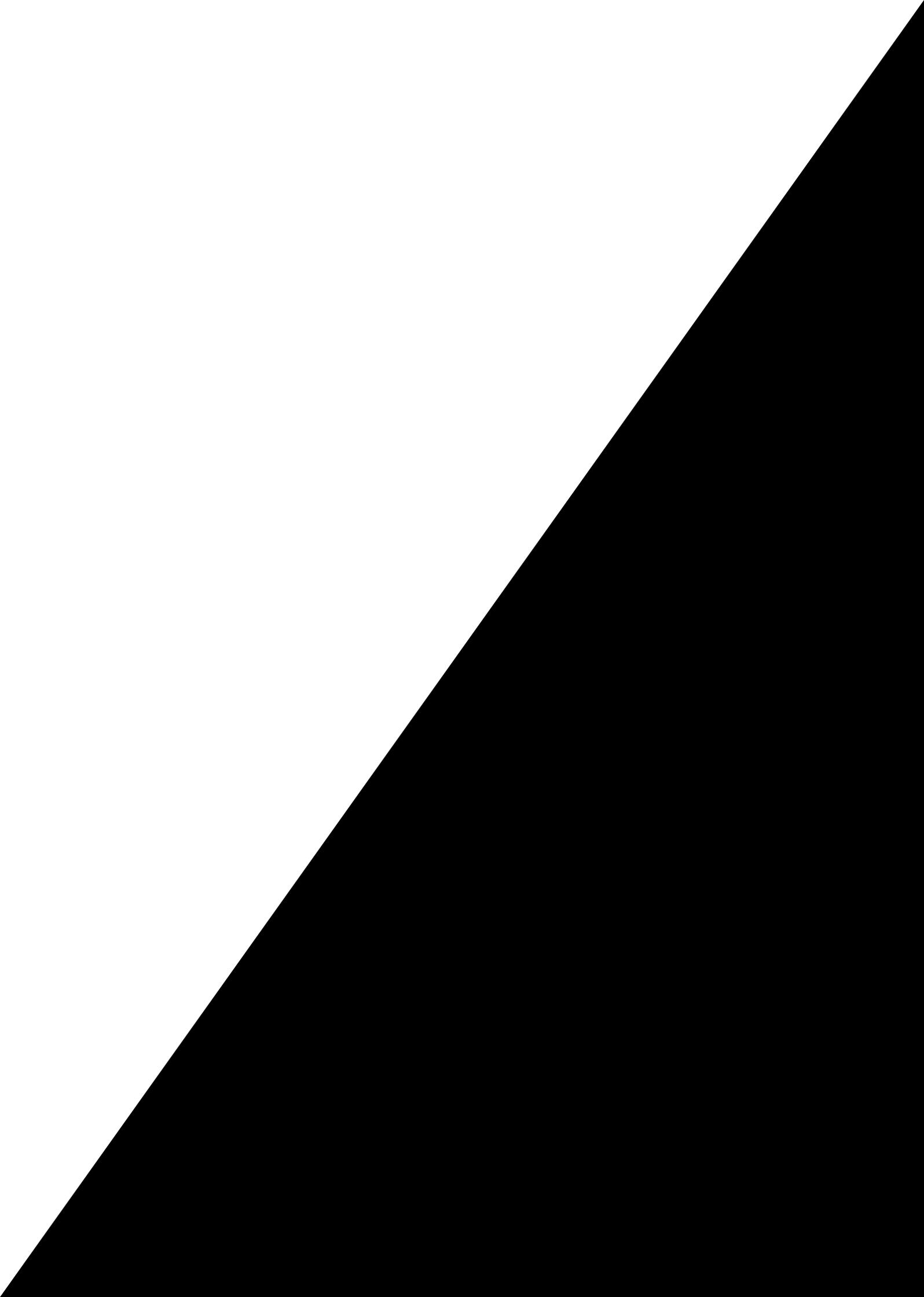
<https://monument.heritage.brussels/fr/buildings/37893>

<http://www.financiere-teychene.com/en/acquisitions-marquantes.html>

https://www.vrt.be/vrtnws/fr/2018/01/25/plan_de_restructurationchezcarrefour1233emploismenacesenbelgique-1-3132634/



RE-BRUSSELS (2022) - D - REFERENCES



3+3+3

REFERENCES



1.

FRANCIS ALYS

Vivienda para todos

Primitive hut.



2.

FUMINORI NOUSAKU

Holes in the House -

Ongoing renovation and habitation of an existing building.



3.

PEOPLE

Torre David

Informal economy and habitation of an unfinished skyscraper in Caracas.



The Rubble Mountain

The project entailed piling up the rubble from a house on the place where the house itself once stood. As a result, after the house had been demolished, the site was occupied by a mountain made from the rubble: the same materials in the same amounts. The scene of a pile of bricks, in the midst of an average site, can stay easily unnoticed or neglected. But by quantifying, measuring and weighing, Almarcegui leads us to a reflective domain, where a pile of debris has the same intrinsic value as the house that it used to be.



5.

AGWA

Verbiest



6.

PEOPLE

Carrières Centrales

Modified Modernism



7.

KATHARINA GROSSE

Rockaway!

Changing our architectural preception of the
existing with paint.

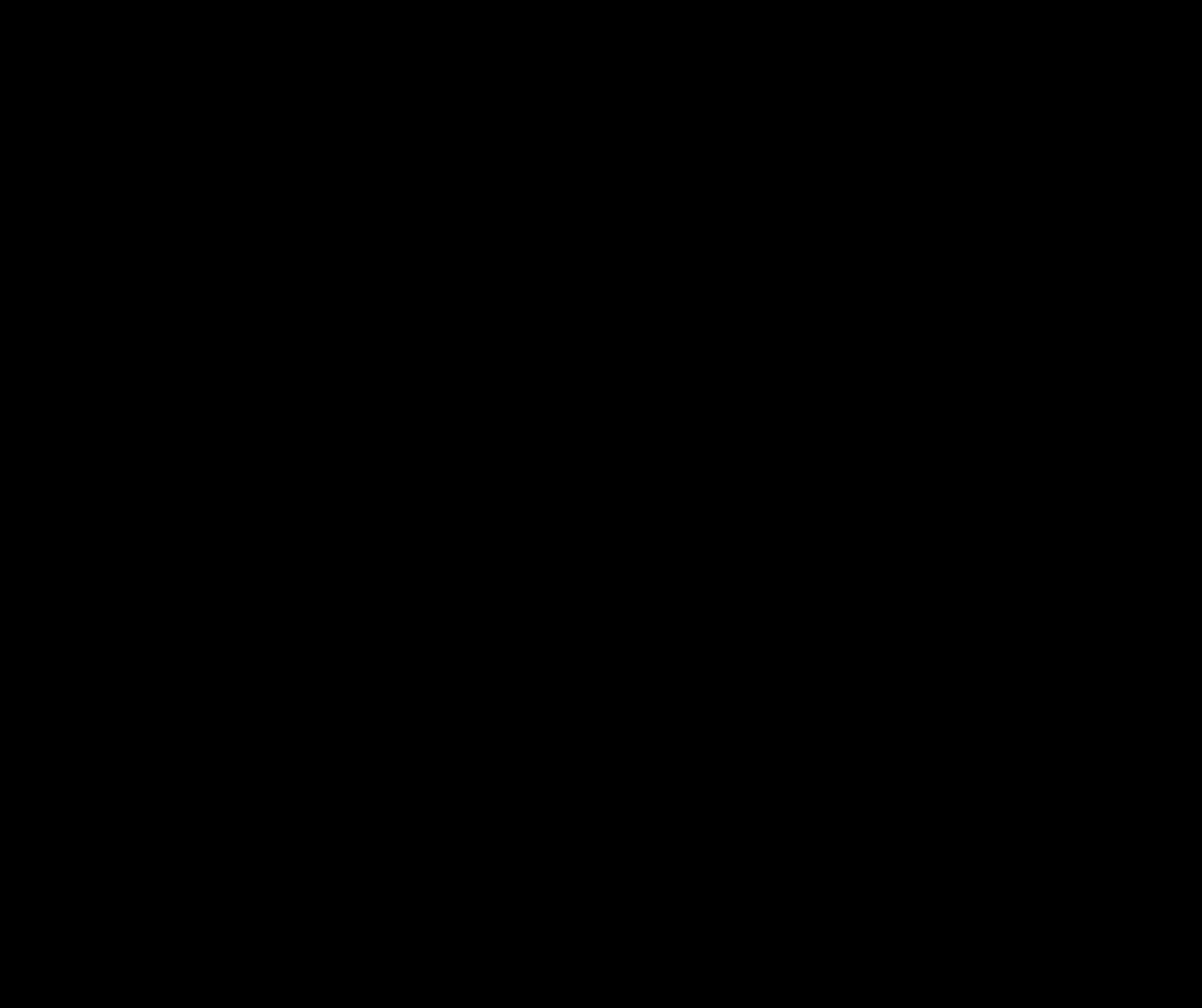


8.

**SHINGO MASUDA
+ KATSUHISA OTSUBO**

Boundary Window in Tokyo

Based on the programme (a house and photographic studio), Masuda + Otsubo alighted on the window as their 'site', employing a single architectural element to redefine the entire existing building and space.



9.

**PAULO MENDES DA
ROCHA + MMBB**

SESC 24 de Maio

An existing building, with a new program, opened up to create a new relationship with the city.

