

Masterproef/Master Dissertation studio Brussels

Master studio Semester 2 Ghent

2021-2022 - Sophie Laenen - Harold Fallon

real life

reinventing existing social housing in brussels

Ghandi, Molenbeek



“The heritage of many social housing in Brussels has reached a turning point: the life cycle of various materials is coming to an end, the integration of housing in the urban fabric needs reviewing, the habitability and functionality of buildings deserve broader reflection, ...”

BMA Bouwmeester Maître Architecte, 2021,
introduction to a tender

Général Jacques, Etterbeek



Real Life

This studio is based upon real life tenders launched by the team of the Bouwmeester Maître Architecte (BMA) regarding the future of existing social housing buildings and sites, framing in a broader reflection about the future of “recent heritage” in the city, the *should I stay or should I go* debates and the contemporary topics of circularity and reuse. Social housing implies a serie of additional topics, such as the possible continued presence of inhabitants, social and or programmatic diversity, public space and urbanity, analysing and challaging the typologies, spatial and social interaction, etc.

Rue Haute II



Exchange

The studies on these recent tenders are currently ongoing, which means that the studios can contribute to ongoing reflections and that interaction with real stakeholders are possible. Beyond the possibility of one-to-one contacts, this studio is an opportunity for debate and exchange. You will be invited to support and take part. During the semester, a couple of debate evening could be organised. After the studio, there may be the opportunity of a publication or exhibition.

Dubrucq, Molenbeek



A joint studio between Ghent and Brussels

the Master Dissertation studio is Brussels-based (MARB) and the Master 1 studio is Ghent-based (MARG). Students of both studios will join forces on the same sites. The studios will be run between both locations. MARB and MARG will work as a team. In the first semester, MARB will prepare the work. In the second semester MARG will fuel the process by parallel explorations following the ongoing projects of MARB. Towards the end, MARB and MARG will work together for the final output. MARG is welcome to MARB juries and vice-versa.

Cité Liverpool, Molenbeek



MARB SEM 1 - Preparatives

During semester 1, MARB will prepare the work and establish a position for the project. This period is crucial for the project. It includes thorough documentation, close observation of the reality and projection towards an attitude for a project.

Savonnerie, Molenbeek



MARB SEM 1 - Manifesto, Theory, Observation

Three short texts, three times 1000 words about the context, architecture, society, the world. At the same time universal and specific.

Manifesto : the project as an opportunity to commit to a meaningful attitude towards society, inhabitants, neighborhood, economy, environment.

Theory : the existing as an opportunity to a renewed understanding of architecture as a discipline and theoretical field.

Observation : understanding the reality of construction as the necessary base of future action. About limitations and potentials.

Clos des Mariés, Elsene



MARB SEM 1 : Sketch book

One sketch book, one four color ballpoint. Or maybe it is a set of color pencils. Or is it an ink pen? At the end of the semester, the sketch book is full. Details, plans, sections, fragments, structure, scenes from the everyday life, the context. It is a subjective look on things as they are, or as you perceive them. It is informative and inspiring. Maybe there are already some ideas for interventions. A good start for a project.

De Roovere-Machtens, Molenbeek



MARB SEM 1 - Photographic Survey

A photographic survey conceived as a work on its own. There is a subtle balance between the documentary value of the pictures to which you can refer, and the expressive value which can inspire you. This is about careful choice, precise framing and delicate edition. At the end of the semester, about 12 pictures are selected.

Brunfaut, Molenbeek



MARB SEM 1 : Pespective section

One large scale perspective section. Maybe CAD, maybe drawn by hand. This is about the detailed constructive reality and about the life in the building as is it today. Or as you imagine them. We could define a scale. Maybe it is 1/50. It is incredibly detailed, every flower pot, every plank, every brick is drawn. It is informative and inspiring.

Moulin, Saint Josse ten Noode



MARB SEM 2 - Sudden Change

As things happen in real life, a Sudden Change will occur somewhere at the end of the beginning of the second semester. This change is likely to be programmatic. It could be the integration of specific types of housing, of collective facilities such as a kindergarten or a library or an augmentation of the density. And maybe there is no Sudden Change at all. This is not meant to question the first project, it is rather an opportunity to give it a turn. In this sense, adaptability should be anticipated from the beginning.

Demessmaecker, Molenbeek



MARB MARG SEM 2 (provisional)

W1 Joint Studio in Brussels (presentation and pairing)

W2 separate studios in Brussels and Ghent

W3 Joint Studio in Brussels

W4 separate studios in Brussels and Ghent

W5 Joint Studio in Brussels (REVIEW - Sudden Change)

W6 separate studios in Brussels and Ghent

W7 Joint Studio in Ghent

W8 separate studios in Brussels and Ghent

W9 Joint Studio in Brussels (REVIEW)

W10 separate studios in Brussels and Ghent

W11 Joint Studio in Brussels

W12 separate studios in Brussels and Ghent

W13 Joint Studio in Brussels (final REVIEW before jury)

real life

reinventing existing social housing estate in brussels

extract of preselected sites/tenders
(texts extracted from <https://bma.brussels/>)

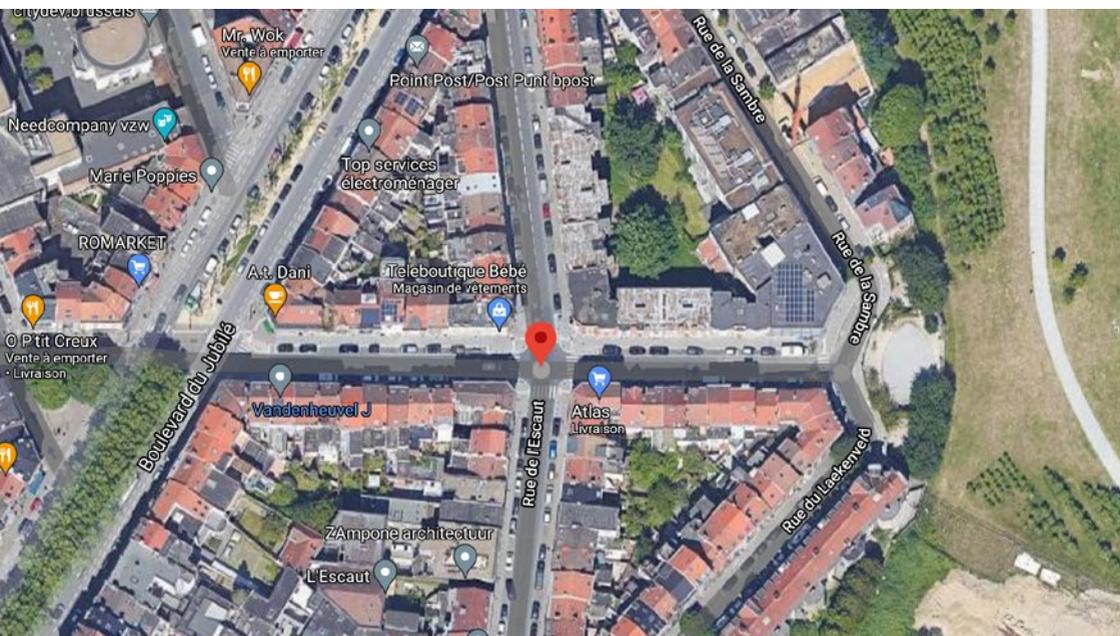
Verrerie, Forest



Escaut – Rotterdam

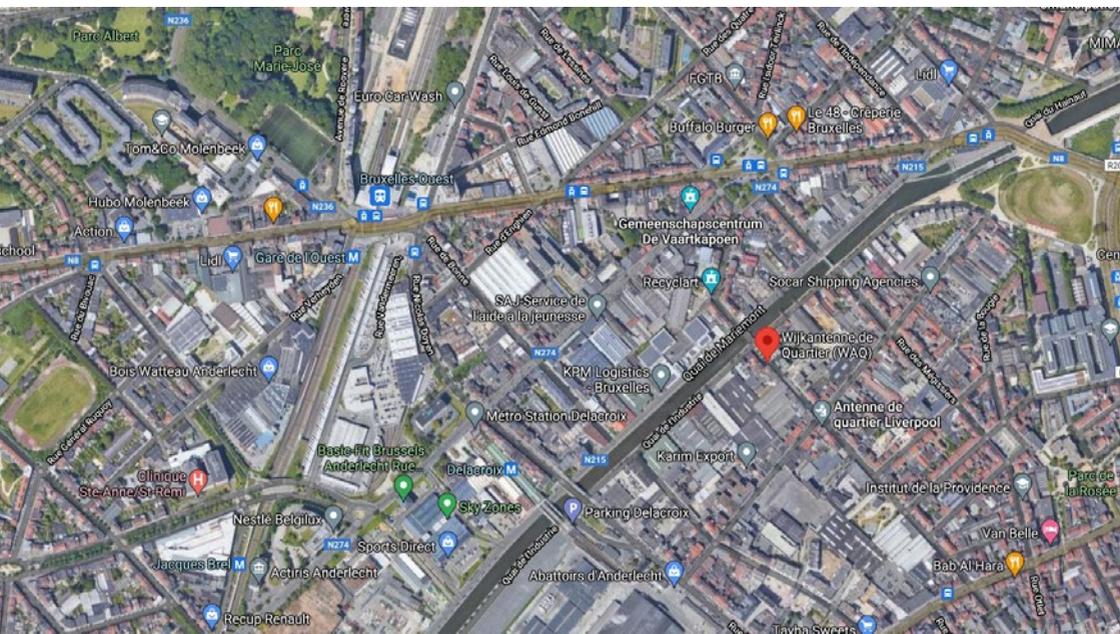
Right in the heart of the maritime district, the housing complex consisting of seven art deco buildings designed by Joseph Diongre in 1923 is in a dilapidated state. The balconies on the street have been closed off for safety reasons. The complex has a large communal garden, but it is difficult to access.

The project therefore consists of a major renovation of six of the seven buildings and a partial renovation of the building located on Rue de Rotterdam n°9, which already benefited from a renovation in 2011. The aim is to improve the comfort of the accommodation, to review the layout and configuration in order to aim for 50% three-bedroom units, and to plan a phasing of the work in order to avoid rental vacancies. The ground floor at the corner could be used for something that would allow interaction with the neighbourhood. Finally, the communal garden will have to be redeveloped to improve its community nature and encourage meetings between residents.



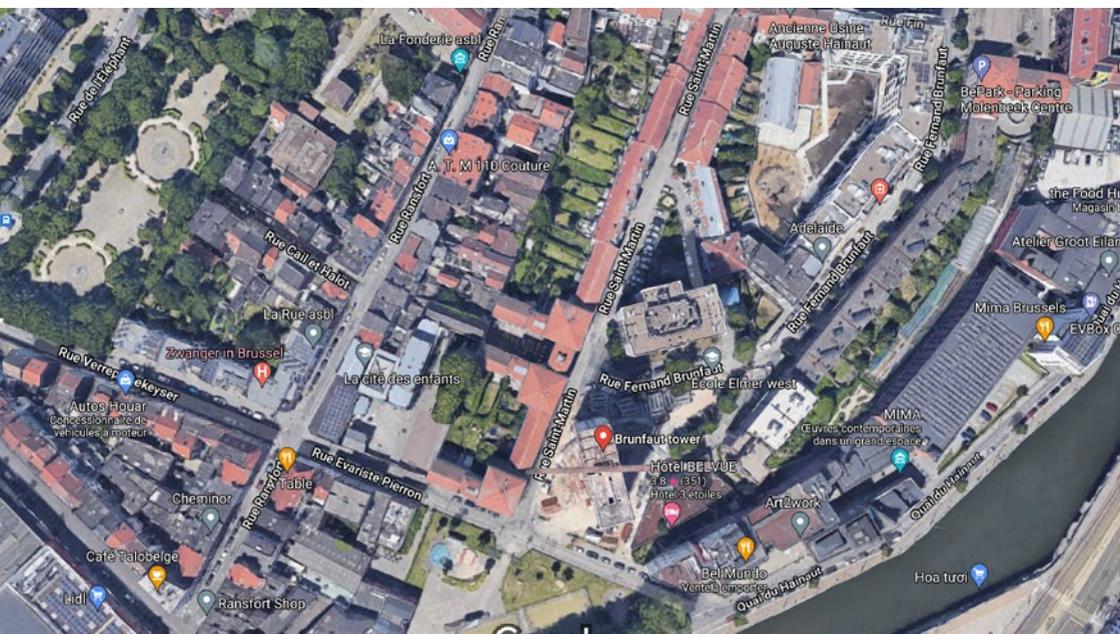
Liverpool

The Cité Liverpool, in the heart of the Heyvaert district, consists of 39 art deco style social housing units dating from 1934. The complex is located in the heart of a block that is currently undergoing major changes as a result of the Petite Senne Sustainable Neighbourhood Contract. The project consists of the profound renovation of the buildings, the spatial reorganisation of the apartments, the renovation of the envelope and the technical spaces, without modifying the existing volume. One of the goals is to increase residents' comfort, in particular by increasing the number of one and three bedroom flats. The work will be carried out in a single phase and on a non-occupied site. In addition, in order to allow this very dense housing estate to breathe, the development of the surroundings (small interior courtyards, a garden at the rear and a pedestrian passage) is also an important issue in order to maximise the green and planted area.



Brunfaut

Next to the Brunfaut Tower which is currently undergoing a complete renovation, there is a second, slightly newer social housing block with 14 floors. The supporting structure and the flats themselves are in relatively good condition. However, the technical installations and the façade are in urgent need of renovation. Le Logement Molenbeekois therefore wishes to renovate the tower in order to limit the inconvenience for the 93 residents to the minimum. This is an opportunity to remedy the difficult relationship between the base and the immediate surroundings of the building.



Verrerie

The old industrial site of Van Roy interior decorators is located in lower Forest, between Bempt park and Forest abbey. Foyer du Sud wishes to turn this densely built-up site into one hundred social housing units, together with shared facilities, and a garden or outdoor area. There are various challenges in this mission. The project must promote a positive image of social housing with quality accommodation, open up the neighborhood by proposing facilities and pleasant outdoor spaces for locals and residents, improve the clarity of the urban block, while respecting the site's industrial past. Foyer du Sud wishes to appoint a multidisciplinary team (architect, engineer, landscaper, etc.) capable of developing a common vision based on conservation and urban mix, and consideration of activities linked to its temporary occupation. In fact, Foyer du Sud is negotiating with a site administrator in order to allow temporary occupation of the locations while waiting for completion of the project. (...)



HAUTE II

In the heart of the district of Marolles, the “Haute” site, a large post-war complex of social housing belonging to Logement Bruxellois, deserves to be completely refurbished both in terms of its housing and its public spaces, its surroundings and its parking. In fact, the site, not without heritage value, is getting old and no longer meets current standards and requirements.

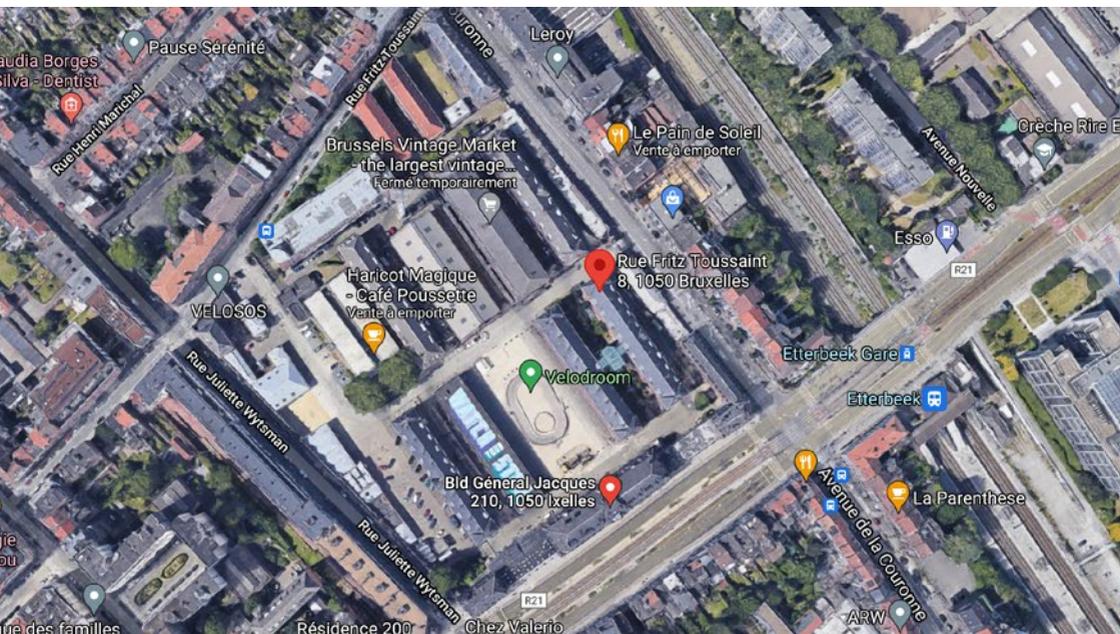
The site has seen a lot of change since its construction in the 1940s and 1950s. Comprising seven blocks including a 13-storey tower in the centre of the block, it has ± 200 social housing units and a few shops. In view of the complexity of the site and the condition of the buildings, which varies greatly from one building to another, the decision has been made to conduct a complete feasibility study to achieve a project that is in tune with the reality of the terrain, the social expectations and the different urban challenges posed.

In collaboration with SLRB, Logement Bruxellois is launching a feasibility study focussing on (...)



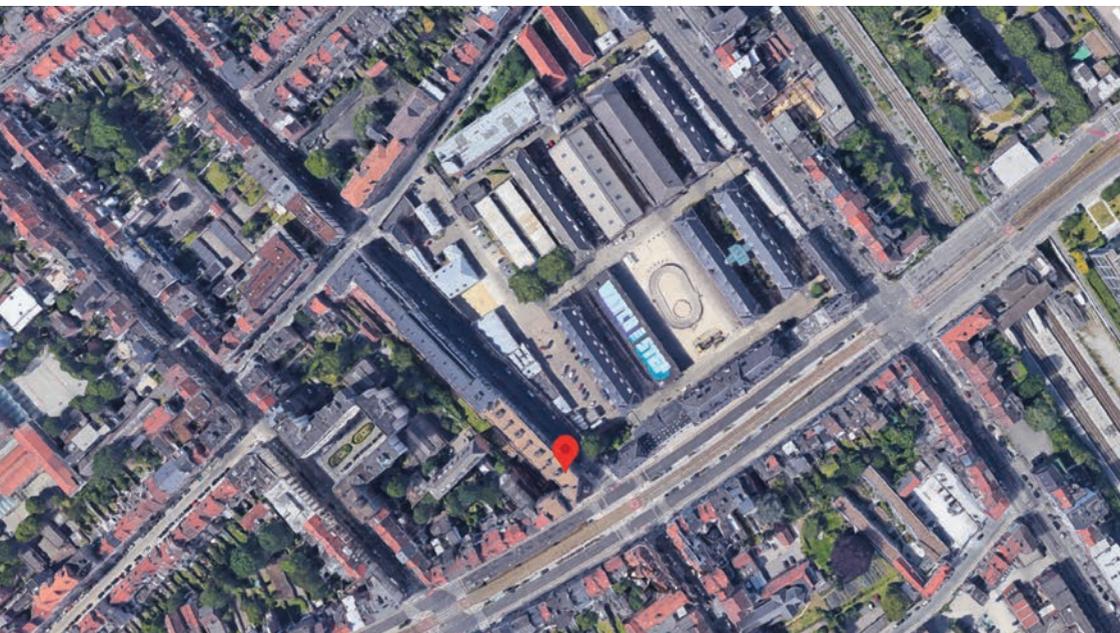
Clos des Mariés

The transformation of the former barracks of the Ixelles Royal Gendarmerie School is entering a new phase, with the launch of a first “family” dwellings operation. Whilst the conversion of the site, christened Usquare, is already under way, through projects for university facilities and creation of public space, it now needs to activate the new district’s “dwellings” part. The project focusses on three buildings and an adjoining area constituting the “Clos des Mariés” located on the corner of avenue de la Couronne and rue Fritz Toussaint. The site, of patrimonial interest, initially designed to house married gendarmes, must be returned to its initial purpose. An in-keeping site marked out within the barracks, this major restoration project absolutely blends with the Usquare project’s overall orientations, especially promoting use of patrimony, a circular approach and urban agriculture. The site has space for up to 33 let social dwellings, without changing the volumes of the existing buildings. The dwellings will be managed by SISP BinHôme, which will entrust SLRB with project management. (...)



Général Jacques

While the former barracks of Ixelles are being converted into an international university complex and a new district, the time has come to upcycle the former Federal Police housing units and unlock their potential. This residential building, currently used for temporary occupancy, is located at Boulevard Général Jacques 202 and extends along rue Wytzman to rue Toussaint. Only half of the site is part of the mission, which involves the major renovation of 61 dwellings without modifying the existing typologies. Based on an inventory of reused materials and a deconstruction test, the SLRB is determined to favour a project that opts for an exemplary circular economy approach. That is why the multidisciplinary team we are looking for, including a consultant in circular economy, can prioritise the following: the maintenance of materials, the reuse of materials on site and the supply of reuse materials as well as the valorisation of existing materials in the reuse channels. In addition, during the phase of the competition design, a TOTEM simulation of one or more apartments will be requested from the selected teams. With sustainability at the centre throughout the project's development, the teams will organise their reflection by following the 9 sustainability themes developed by the SLRB. (...)



Ghandi

Mahatma Ghandi Avenue has five residential buildings built between 1960 and 1973. Several problems arise: the complex creates a break in scale with the surrounding relatively dense residential area, the open space has no clear hierarchy and lacks quality, and the complex is in very poor condition and no longer meets current requirements in terms of habitability and accessibility. Le Logement Molenbeekois would like to study the possibility of densifying , which would create a greater mix of functions and types of housing. The scenario for redevelopment of the site will be decided on the basis of the study launched here and on the basis of which it should be possible to decide on the best option to be developed.



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Real Life

reinventing existing social housing in Brussels

2021-2022

Harold Fallon & Sophie Laenen

photographs : © Séverin Malaud
Craftsmanship Engagement / The Brussels Way