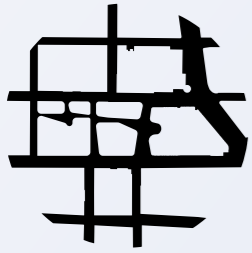


Ilot 130

Vision, Concept & Architectural Proposal

Document A



3XN GXN

ARTBUILD



Introduction

The existing network of Brussels seamlessly interlocks with our new system of connections, creating a vibrant synergy—like two hands joining in a dynamic, harmonious embrace. This powerful fusion breathes life into diverse spaces: lively cafés, community hubs, accessible sports venues, and adaptable work environments that embody the future of flexibility and inclusivity.

These intersections do more than connect—they generate a flow of energy, creativity, and opportunity, transforming the city's landscape. By giving back to the city, we create public spaces that foster connection, well-being, and productivity, while elevating neighbourhood liveability. Each space is designed to adapt to evolving patterns of work, leisure, and community engagement, ensuring the development remains a vital part of the city's pulse.

Through this vision, we shape the future of Brussels—a future where community-driven development thrives, and the city is continually renewed by dynamic, purpose-built spaces that respond to the changing needs of its residents and the flow of modern urban life.



Open



Connected

Vision & Strategy

Key Ambitions and Desired Outcome

The ILOT 130 project will create a sustainable and vibrant urban destination in the European Quarter in Brussels. Our proposal will transform the block and surrounding neighbourhood through new urban connections and plazas as well as integration of mixed-use spaces for a dynamic environment that caters to both residential and commercial needs.

Retaining as much as possible, we will introduce a coherent and diverse architectural identity for the buildings adding and connecting space to improve the office offering while creating futureproof space for the EU and other tenants.

By focusing on green spaces, water retention, biodiversity, energy efficiency, and green community spaces, the design will foster a strong connection to nature while enhancing social interaction.

We will improve liveability and community through a robust mixed-use program with complementary functions including housing, parks, food and beverage, shopping, recreation, and health and wellbeing.

With future-proof, adaptable design at its core, ILOT 130 will be a key contributor to Brussels' urban development, showing the way forward for innovative transformations that balance the needs of environment and future value.



1. Vibrant Urban Destination

Open up a connected and vibrant urban destination in the European Quarter



With more than **3.300 m²** active ground floor amenities



2. Futureproof Office Identity

Introduce a coherent and diverse architectural identity for block and buildings



With futureproof lettable offices of **leases up to 60.000 m²**



3. Enhanced Nature and Experience

Enhance nature, greening and biophilic experiences for the residents and visitors



Intensifying and **increasing green surfaces by 1.100%**

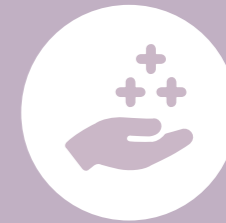


4. Residential Livability and Community

Create distinctive and attractive residential offerings with improved liveability



Providing **24.000 m² of mixed housing** and residential amenity



5. Innovative Transformation

Show the way forward for value-adding and innovative urban transformation



112,000 m² transformed lettable mixed-use area

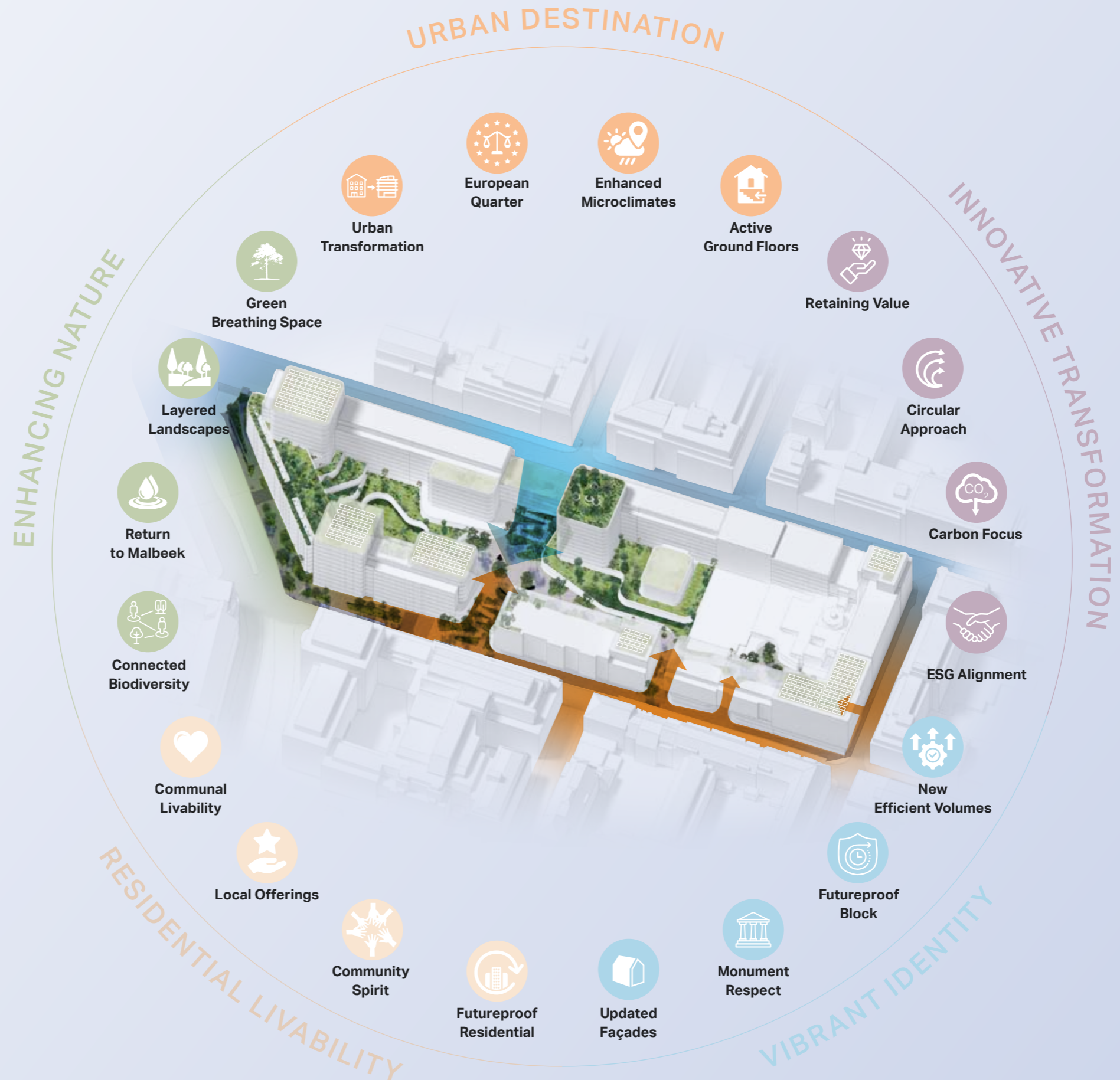
Strategy

An integrated approach to urban transformation

Our vision for ILOT 130 is to create a harmonious and sustainable mixed-use urban neighbourhood that blends seamlessly with the fabric of Brussels, enhancing both communities and environment.

Integrating a variety of strategies across urbanity, architecture, nature, and community we aim to craft a destination where innovation, liveability, and nature coexist, offering a vibrant experience for residents, workers, and visitors alike. The project will be a model of ecological responsibility, promoting biodiversity and well-being while fostering a sense of connection between people and their surroundings.

By focusing on sustainability and inclusivity, we will transform ILOT 130 into a dynamic hub that reflects the aspirations of a greener, more resilient city. This vision will not only elevate the quality of life for those who live and work here but will also create lasting value for the entire community, making it a vital part of Brussels' future.



1. Urban Destination



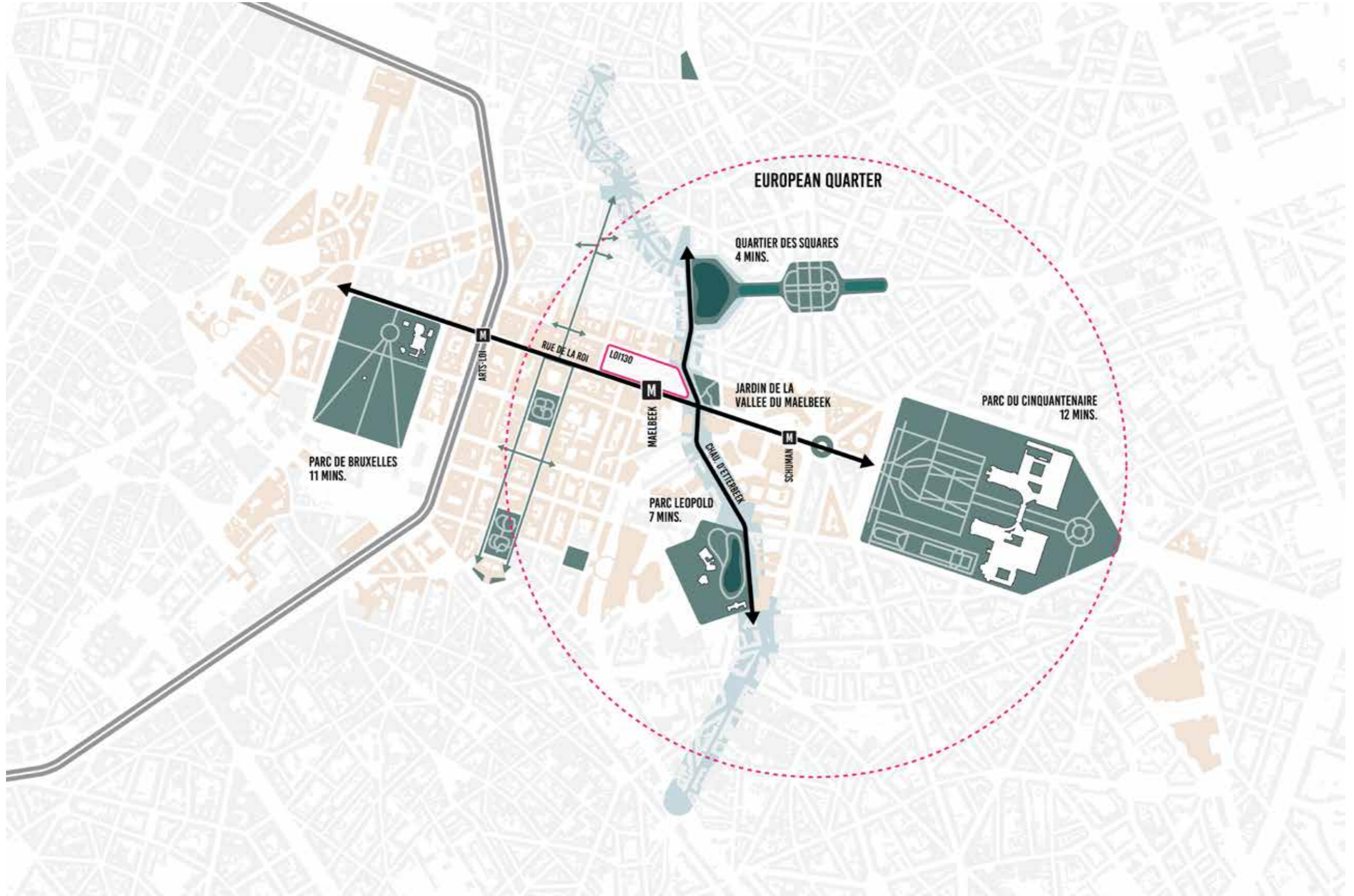
Site

Urban Context and Connectivity

The project is strategically located in the European Quarter near the Brussels city centre, offering close proximity to both residential and commercial areas. Its positioning along the Rue de la Loi—an essential east-west connection—is enhanced by an integrated metro stop that serves lines 1 and 5, providing excellent accessibility. Additionally, the site is well-connected to the northwest by bus routes and major streets.

The site is located at the intersection of two significant green corridors within the city. To the north-south, the green axis extends from Square Marie-Louise and Square Ambiorix down through Jardin de la Vallée de Maelbeek, which forms the site's eastern boundary, and further towards Parc Léopold. Meanwhile, the east-west green corridor connects Parc Cinquenaire with the Jardin de la Vallée de Maelbeek, continuing towards the city centre and Parc de Bruxelles.

The central location between residential and commercial zones, along with its connectivity, and relation to existing green corridors positions the block of Ilot 130 as a prime candidate for transformation into a vibrant, mixed-use neighbourhood that can tie the surrounding neighbourhoods together. Our project builds upon the existing urban fabric, enhancing what is already while opening new possibilities for interaction and growth.



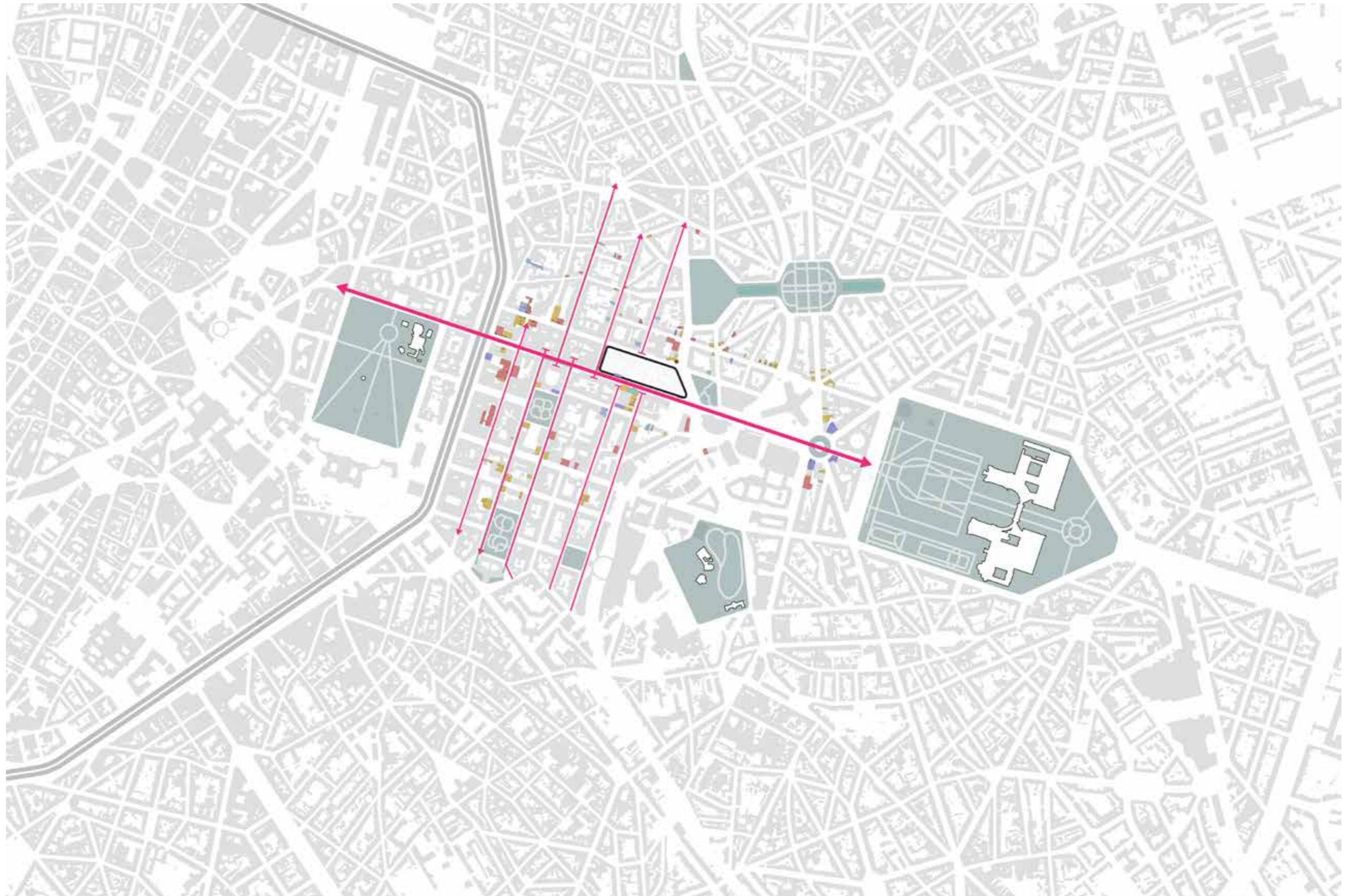
Connection to Brussels

Cityscape and Neighbourhoods

While relatively narrow in the north-south direction, the site stretches almost 300 meters in length in the east-west direction. Currently, this extended block along Rue de la Loi acts as a barrier, hindering movement, mobility, and interaction between the residential neighbourhoods to the north and the primarily EU commercial areas to the south.

To enhance connectivity and encourage greater interaction between these neighbourhoods, we will create new north-south connections that link to the existing infrastructure. The primary connection through the block will link to Rue de Trèves, while a secondary connection will lead to Rue d'Arlon, both tying into Rue Joseph II and Rue Philippe Le Bon.

By introducing these connections, we see a significant opportunity to transform the area into a vibrant neighbourhood with many daily and occasional visitors. A new green plaza at the heart of the mixed-use block of Ilot 130 will act as an anchor for the development, integrating with the city's green corridors and enhancing the urban experience.



Food & Beverage Commercial Services Cultural / Event Space Hotels

Site Registration

Unlocking the Potential of ILOT 130: Key Insights from Our Site Analysis

Building on these and other insights, we will connect and bridge the surrounding neighbourhoods through a new open courtyard stitching Rue de la Loi and Rue Joseph II together. By integrating green elements and linking to Maelbeek Park, we aim to enhance biodiversity and create a natural extension of the park. We will break up the long façade along Rue de la Loi with public programs, creating contrast and fostering street-level engagement.



Rue de la Loi



Rue Joseph II

Fragmented Neighborhoods: Minimal connection between Rue de la Loi and Rue Joseph II'

'Existing block lacks connections and coherent interior bridging from Rue de la Loi to Rue Joseph II'

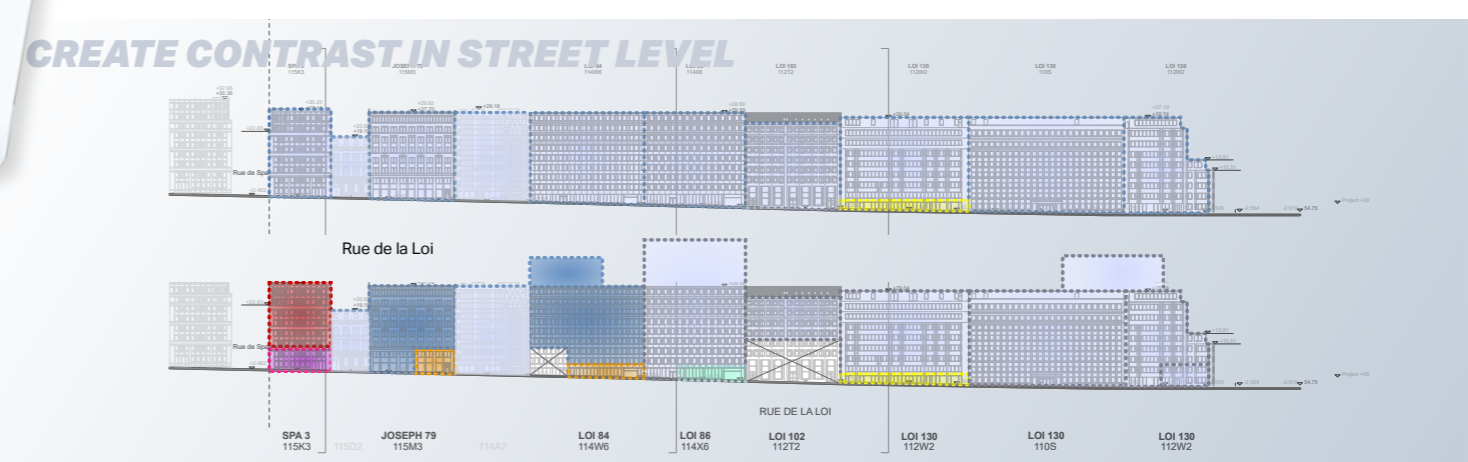
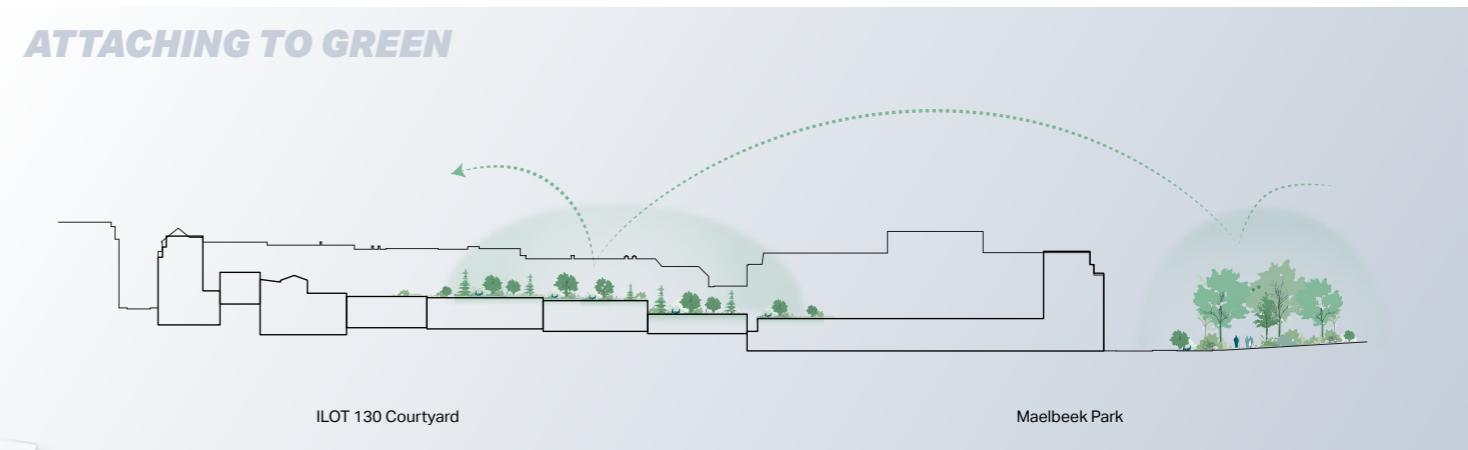
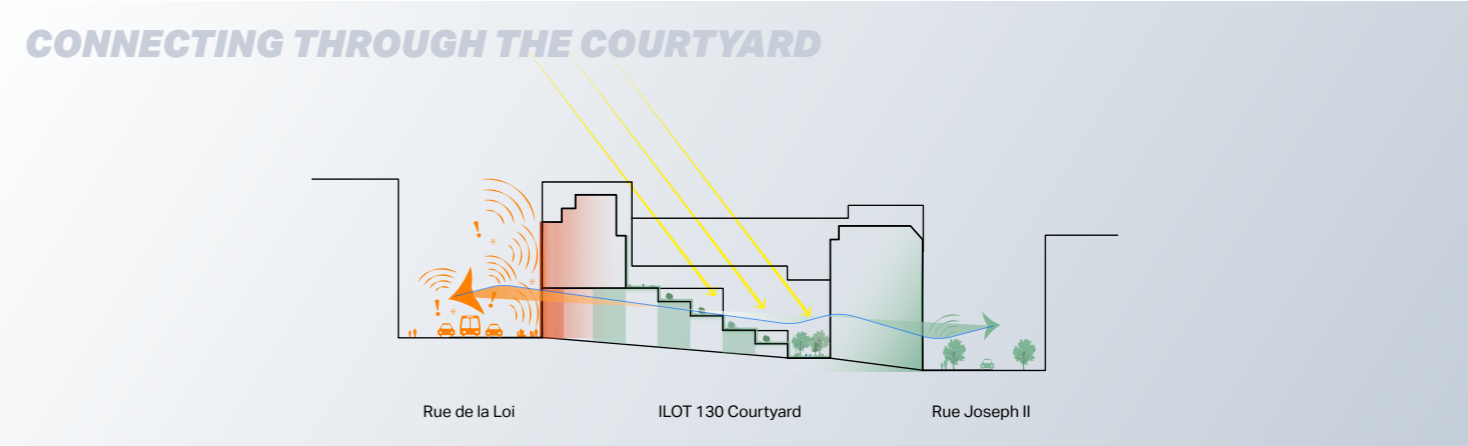


Lack of Green: The site is disconnected from urban greenery.

'Significant footfall into the site through the Jardin de la Vallée de Maelbeek'

'Façade and edge zones are closed off and underdeveloped with little to break monotony'

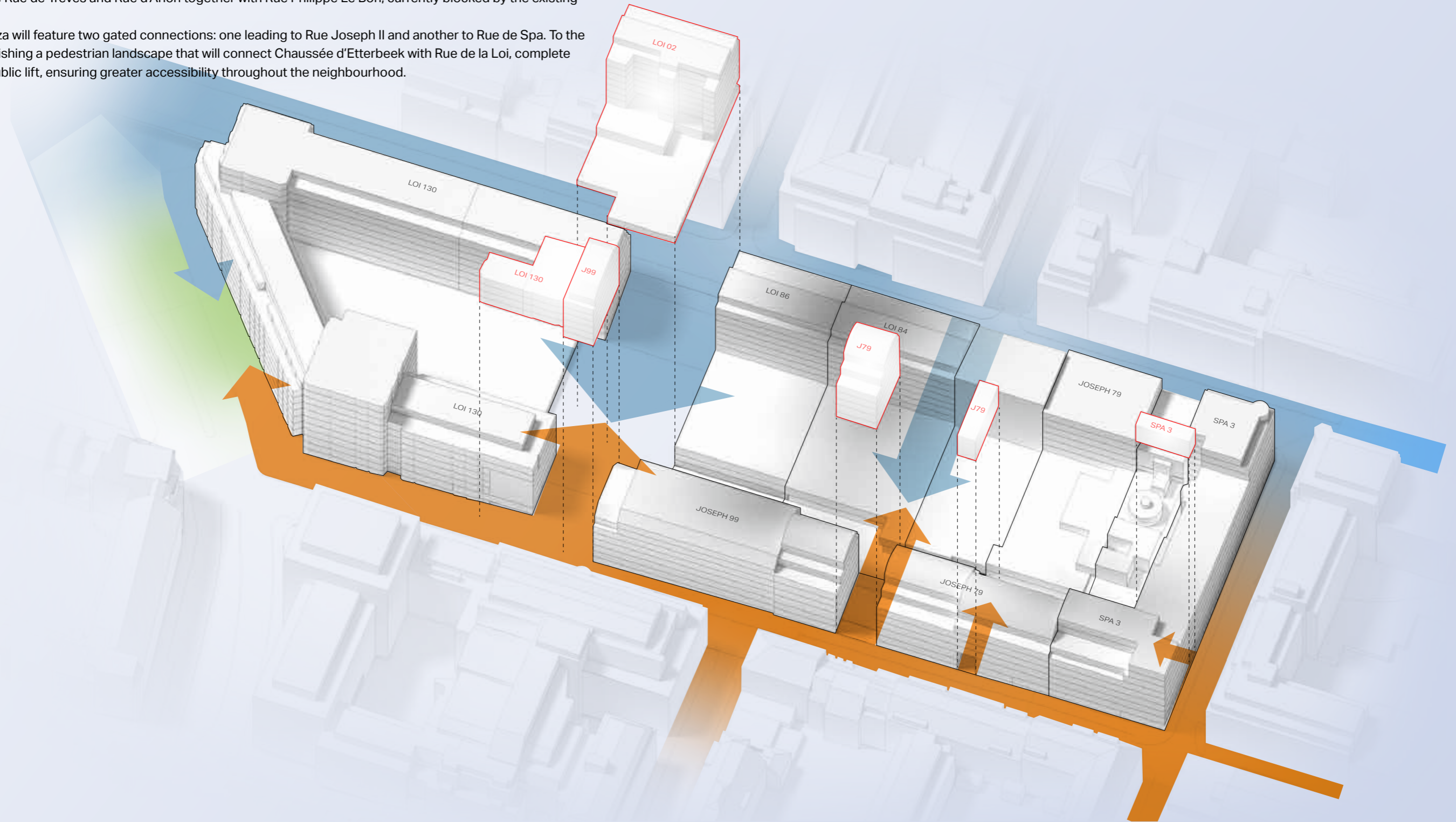
Long Facades: The closed facades limit street engagement and accessibility.



Opening up to the City

We are carefully making a new main corridor by removing two building blocks to seamlessly connect Rue de la Loi with Rue Joseph II, offering a continuous, pedestrian-friendly pathway. Additionally, a secondary connection will be created from Rue de la Loi, passing through the market hall and leading to Rue Joseph II, adjacent to a health centre. These connections will tie Rue de Trèves and Rue d'Arlon together with Rue Philippe Le Bon, currently blocked by the existing architecture.

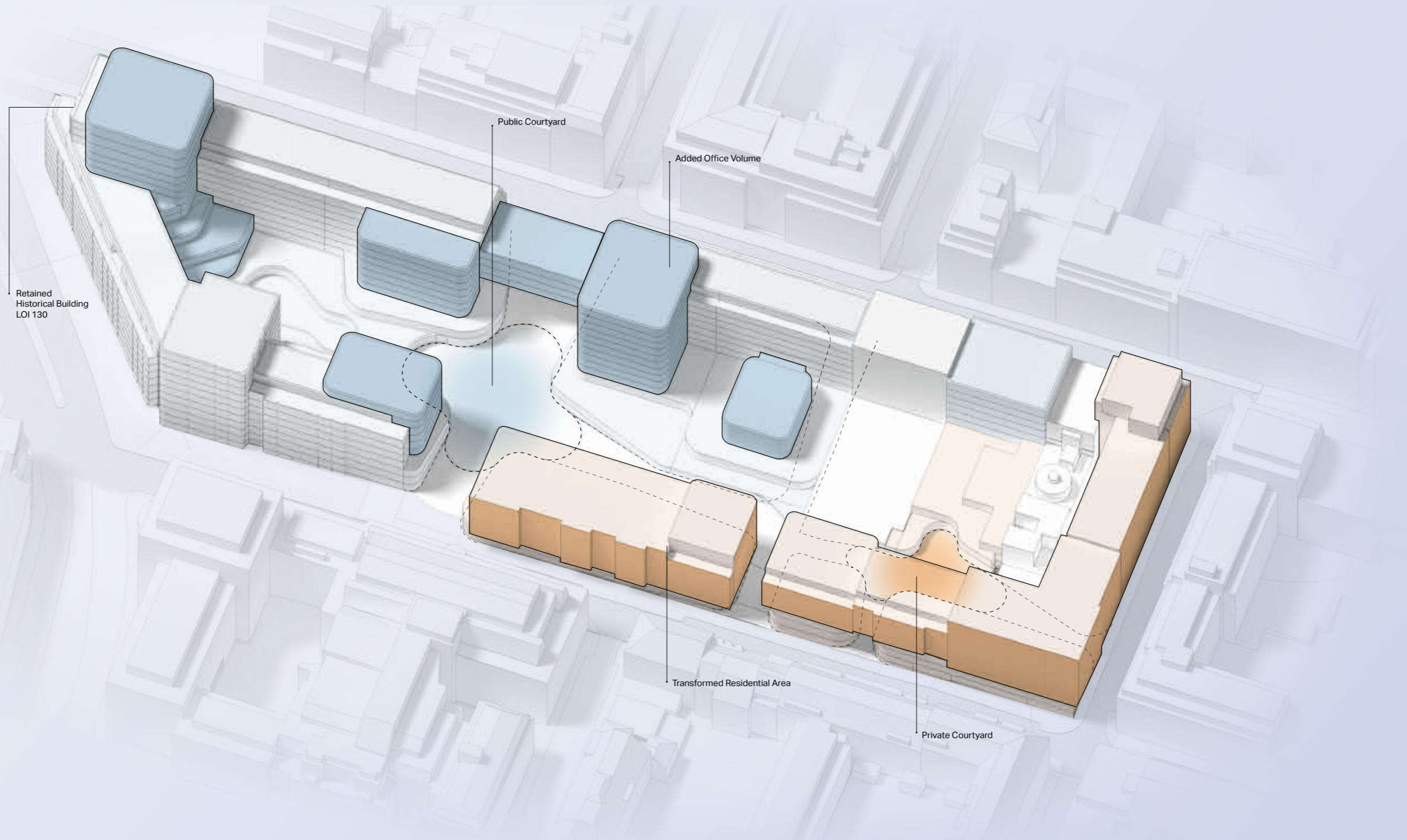
The residential plaza will feature two gated connections: one leading to Rue Joseph II and another to Rue de Spa. To the east, we are establishing a pedestrian landscape that will connect Chaussée d'Etterbeek with Rue de la Loi, complete with access to a public lift, ensuring greater accessibility throughout the neighbourhood.



Shaping Tomorrow's Spaces

We are creating a mixed-use neighbourhood by introducing residential spaces to the area, along with new shopping and retail zones. A central plaza will serve as the vibrant heart of this new community.

To diversify the existing office spaces, we are integrating new volumes into the current office line. In these areas, we envision adding winter gardens, connecting staircases, and new cores where needed, to enhance vertical flow and accessibility.



Connecting Nature and Context

Within the block, we aim to enhance biodiversity as a central element, creating a green resource that seamlessly connects the various areas within to the green corridors without. This vibrant network will tie into Brussels' existing green corridors, contributing to the city's broader ecological landscape and reinforcing the connection between urban life and nature.





A Fresh Journey Through the Site

As visitors enter the green heart from Rue de la Loi, they will pass by the metro station, which is currently hidden and uninviting. We will upgrade this area, transforming it into a transparent and welcoming space with retail offerings, access to the green heart, and a public lobby for the offices. The new design invites people to grab a coffee or croissant on their way to or from their destination, fostering a lively and approachable atmosphere.

On the opposite side of the entrance, to the west, visitors will encounter a flexible market hall. This space is envisioned to be multifunctional – serving as a food hall, hosting larger markets, or even providing event and workshop space to make the future amity programme more robust and diversified. The upper levels will offer shared workspaces, adding further versatility.

The green heart itself is shaped like a four-leaf clover, with no dead ends, seamlessly connecting and uniting the city's neighbourhoods. To the east, the plaza leads to a new main office entrance, while in the opposite direction it transitions into the residential neighbourhood. Toward the north, the plaza extends into a rich landscape that guides visitors down to Rue Joseph II.

View from Rue de la Loi Passage



View from Rue Joseph II Passage

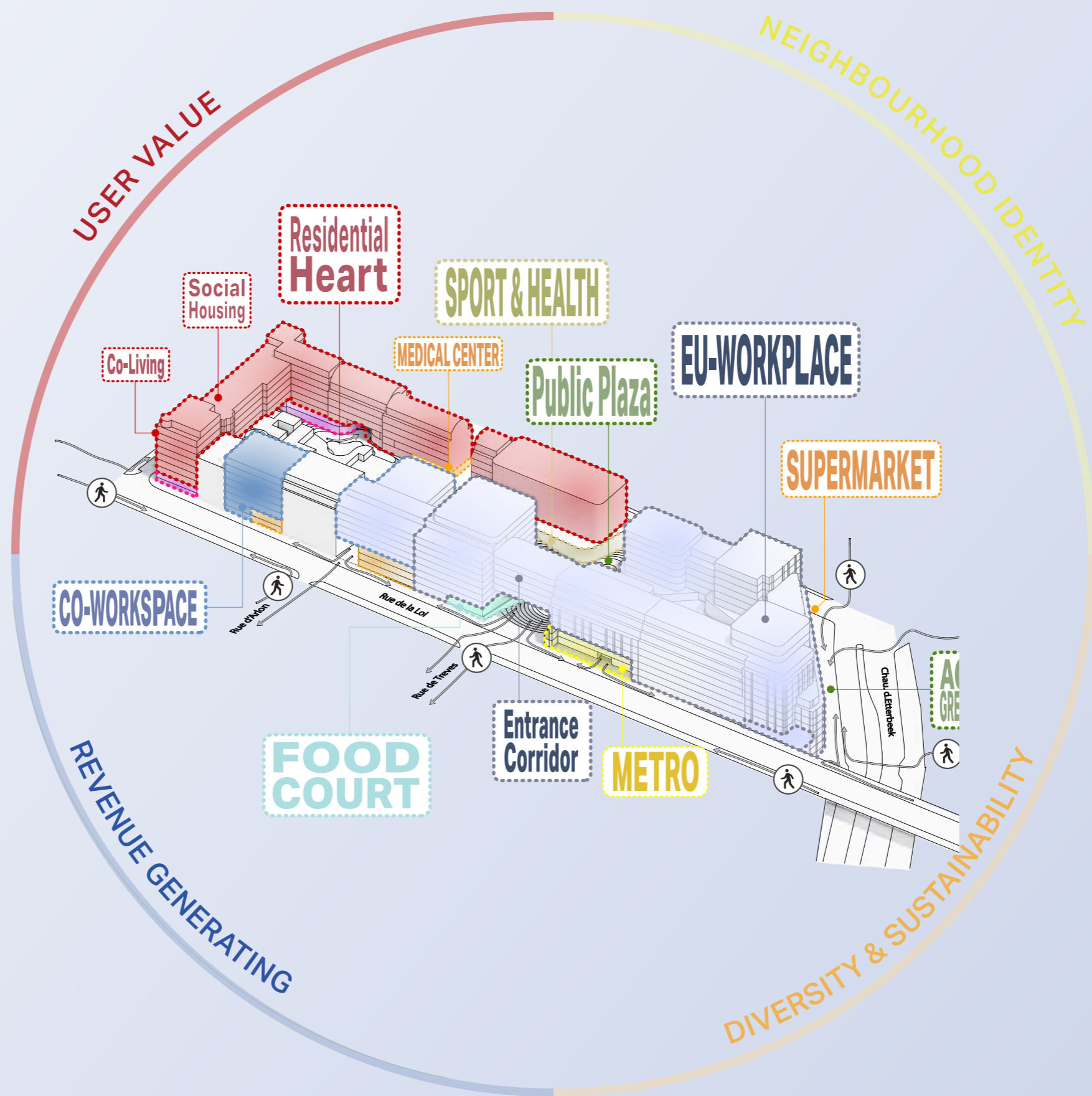
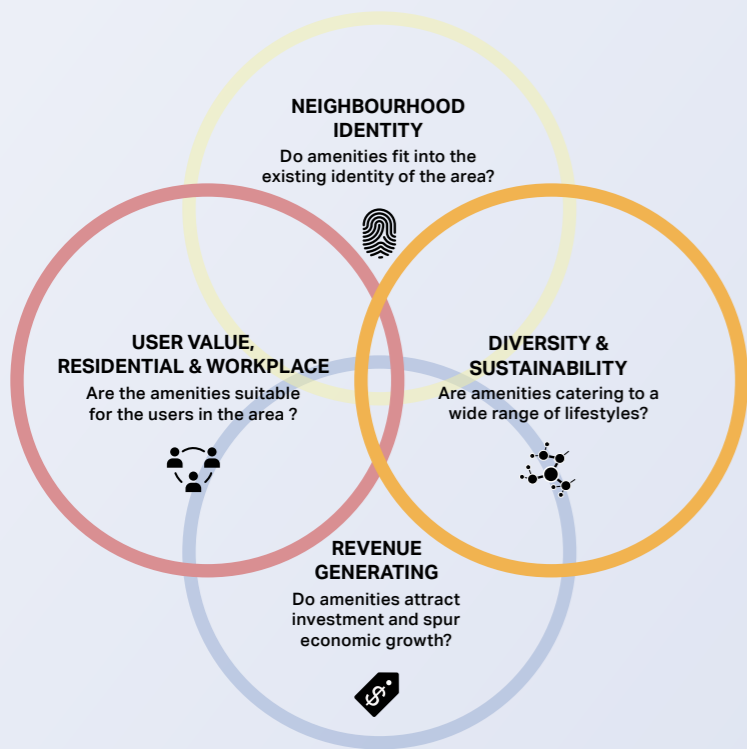


Groundfloor Program & Offerings

From monofunctional to mixed-use

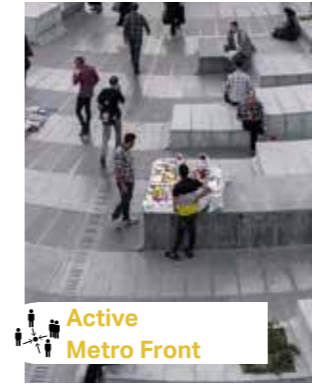
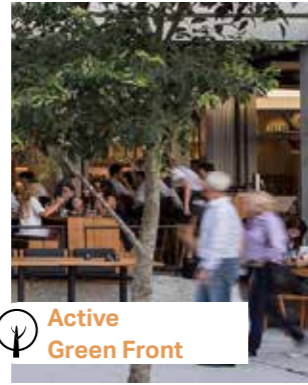
To ensure that the ILOT 130 project will create a new sustainable and vibrant urban destination, we will develop a ground floor programme and amenity strategy that is multifunctional, liveable, and robust. We do this by balancing the need for creating a strong identity and purpose for our site, enhancing liveability and daily value for residents and office workers, providing offers that can deliver valuable additions to the wider neighbourhood and considering robustness, revenue potential, and adaptability.

Our strategy will activate ground floors and edge zones both outside and inside of the block, making the most use of underperforming spaces below and above ground to enhance quality of life for residents and workers while activating the surrounding public space and neighbourhood.



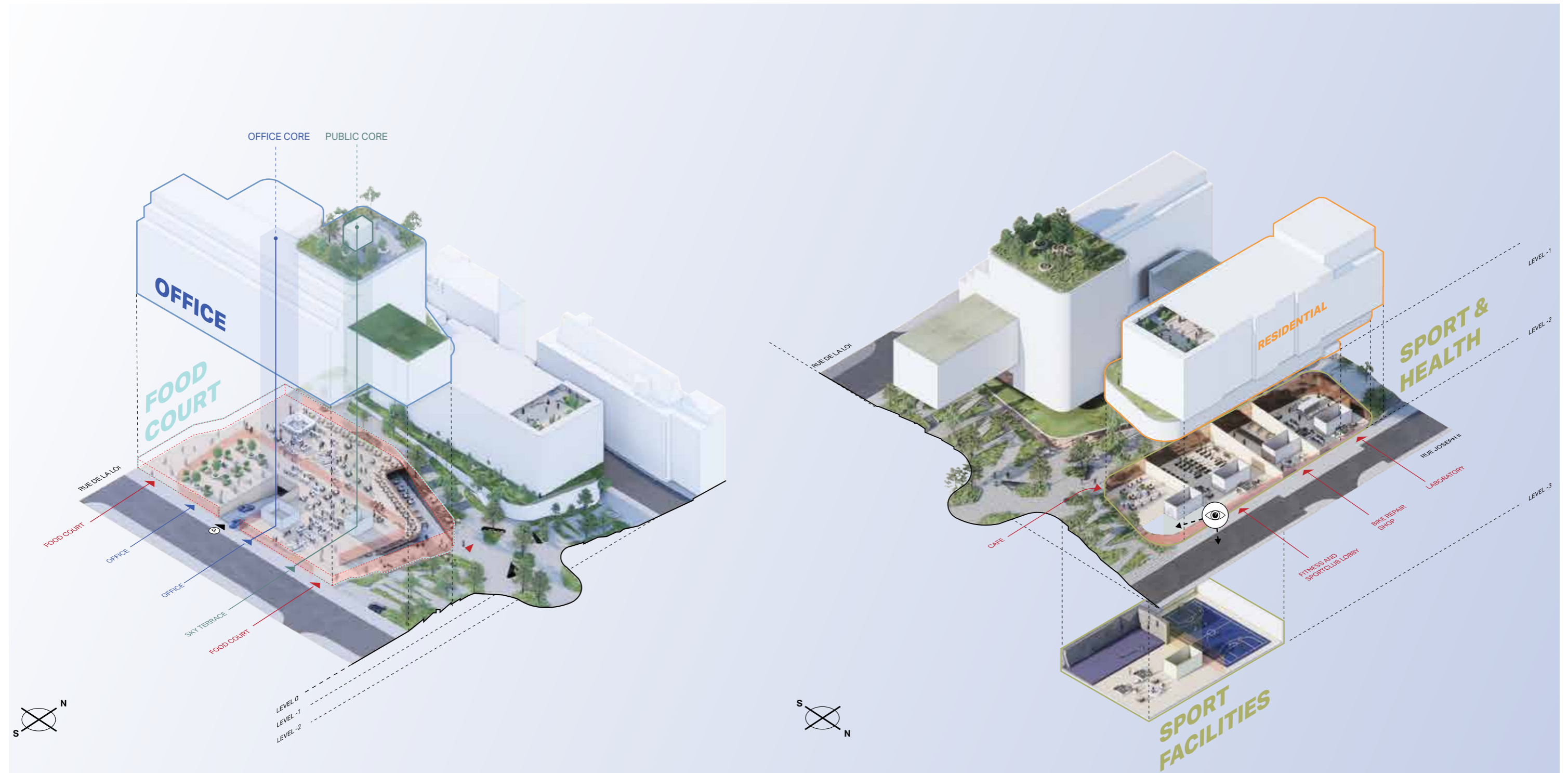
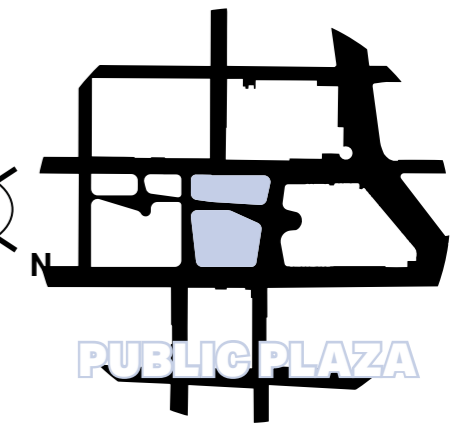
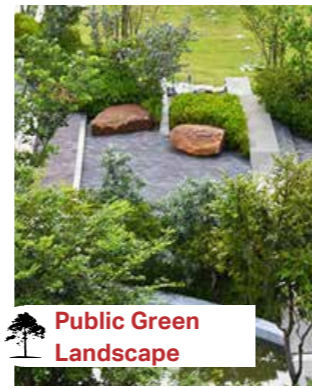
Connected Workspace

Connecting workspaces to the wider urban fabric while balancing needs for privacy and security is part and parcel of creating a desirable workspace. We activate the site through open and busy frontages, improved links to the metro, on the go food and beverage, and convenience stores. Supermarket and food stores at the corner of Chau. d'Etterbeek and Rue Joseph II provide residents convenient day-to-day shopping.



Public Plaza

Creating a destination within Ilot 130 that will enhance the experience and liveability of neighbourhood residents and office workers while also attracting new visitors requires a strong anchor and identity. We propose the introduction of two connected programmes one for food and beverage and one for health and wellbeing, to activate the edges of the plaza, be visible from outside the block, and attract and retain residents and visitors alike.



Residential Heart

We will support new residents in the Ilot 130 development, with a variety of housing options, including social housing and co-living, to promote social diversity across the neighbourhood. A number of liveability amenities supports the supermarket, sports and retail amenities, including a new community centre for the wider neighbourhood and dedicated social space for residents.



Co-Living



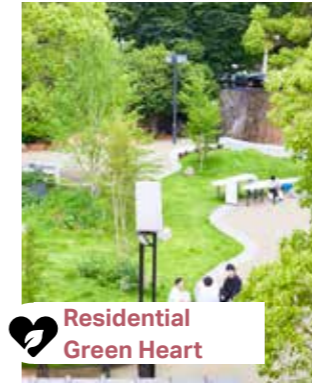
Social Lobby



CO-Workspace



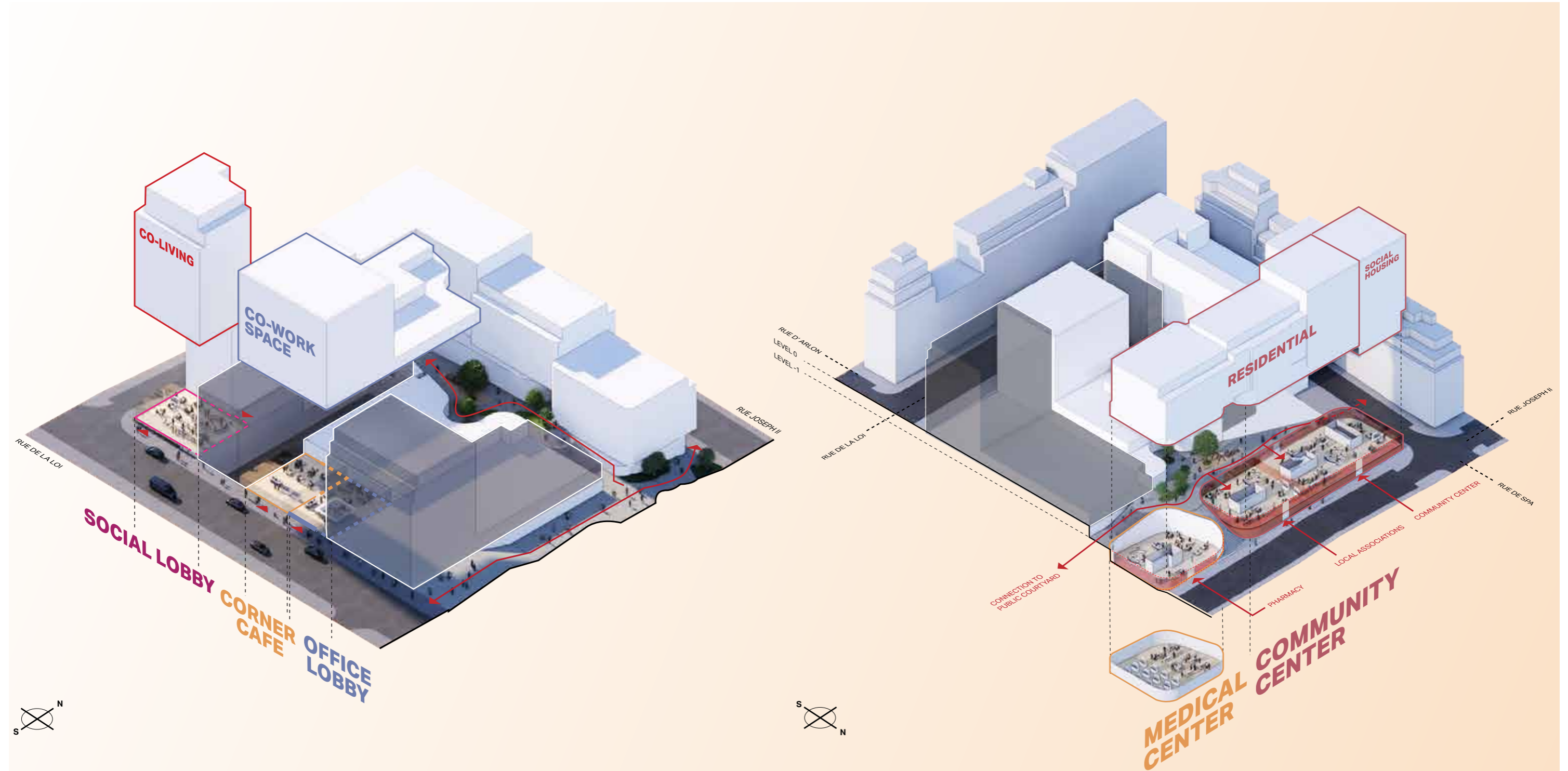
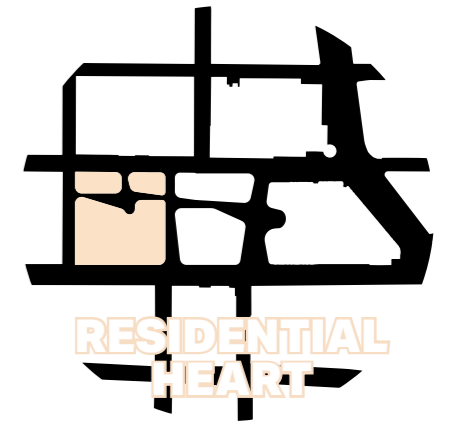
Shared Space



Residential Green Heart



Community Offerings

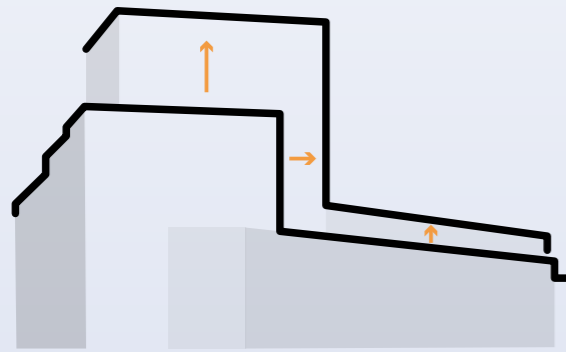




2.Vibrant Identity

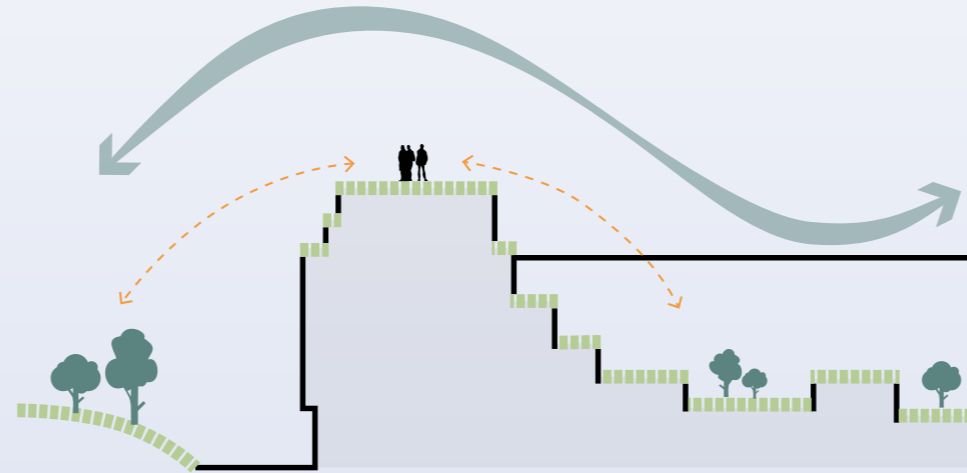
Preserving History, Shaping the Future

Our architectural design seeks to forge a distinctive, vibrant identity that is evident both inside and outside the courtyard. By carefully integrating new office spaces with the existing structure, we introduce terraces and a soft, green internal courtyard that harmonizes with the historical context. This approach transforms and elevates the space, creating high-quality, valuable environments while maintaining sensitivity to the original architecture. The result is a design that stands out with its iconic qualities, becoming a new destination in Brussels' European Quarter. This thoughtful blend of innovation and respect enhances both the aesthetic and functional value of the site.



A Hommage to the Past

Our design for the office addition carefully considers the historical significance of Îlot 130. Drawing inspiration from its iconic intersecting volumes, we offset the roofline to reflect the original form while introducing contrasting, warm materials. Carefully balanced, the new structure rests atop the historic building, enhancing its presence without overshadowing its character.



A Green Wave to Vallée de Maelbeek

By designing terraces that gradually ascend from the green courtyard to the rooftop of Îlot 130, where a new green office terrace is introduced, we forge a connection between the inner world of the courtyard and the verdant Vallée de Maelbeek garden. This approach creates a continuous wave of greenery, seamlessly blending urban and natural environments.



Meandering Paths

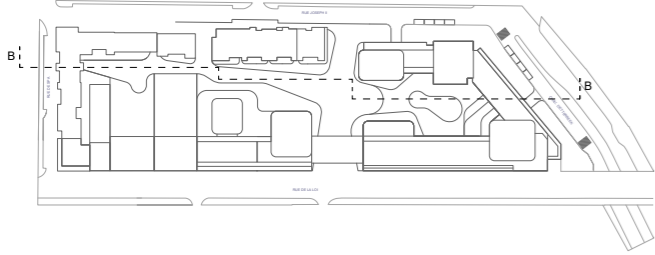
Curved terraces and winding paths gently meander through the courtyard, connecting different plateaus and softening the space. This design creates an intimate and varied environment that invites residents and visitors to wander and discover, enhancing the overall experience with a sense of exploration and tranquillity.





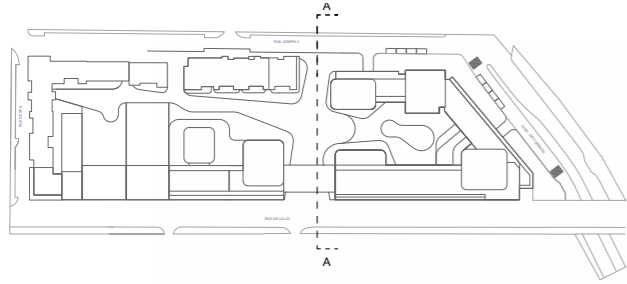
Long Section

This section shows the view from Rue Joseph II, including the added volumes along the office perimeter, proposed roof gardens, as well as the green heart and plaza with connections bridging the height differences across the site.



Short Section

This section shows the view toward the office development including added volumes and softer façade designs, stepped terraces and greening connecting the courtyard with the Jardin de la Vallée de Malbeek on the other side. As well as the stepped connection from Rue de la Loi to Rue Joseph II.



Level 0

The street level along Rue de la Loi connects to the green heart and to the existing office entrance at the southeastern corner. When inside a large, landscape-inspired staircase leads from the secure entrance to the office's main lobby. When entering the new public opening the visitor will pass by the existing metro station, which we upgrade into a transparent, welcoming space with retail, green heart access, and a public office lobby. We aim to create an inviting area for grabbing coffee or a croissant on the go. Opposite the entrance, a flexible market hall will serve as a multifunctional space for food, markets, events, and shared workspaces on the upper levels. Towards west the public area leads you towards the residential neighborhood where you will pass by sport facilities and the market hall before entering the area of the health center and the residential plaza.



Level -1

The office lobby links the eastern office areas with a public space blending retail and metro access. The public lobby includes a visitor lounge connected to a "kiss and ride" spot on Chaussé d'Etterbeek. After security, the office area features common facilities like meeting rooms, cafés, temporary workspaces, and a potential restaurant with outdoor amenities. A large staircase connects this floor to Rue de la Loi 130, with an atrium and spiral stairs extending upward through the building. To strengthen the activities on Rue Joseph II we connect the ground floor next to the passage to the basements to utilise these areas for sport activities. Towards west we place a health centre spanning two to three floors.



Level -1

The green heart is shaped as a four-leaf clover with no blind ends. It connects to and gathers the city's neighbourhoods into the site.

Towards east, the plaza leads towards a new main office entrance while the opposite direction takes you to the residential area.

Towards north, the plaza leads you through a rich landscape down to Rue Joseph II.



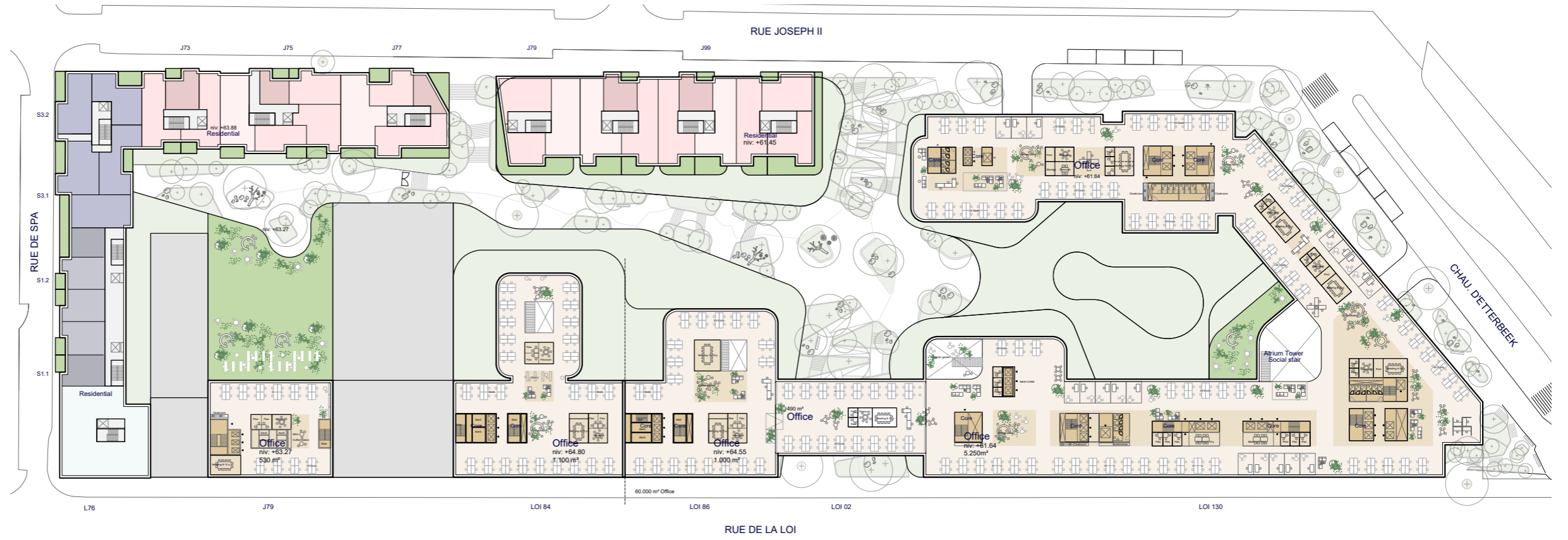
Level 1

To the west, there's an entrance between the residential areas and Rue de Spa, which will be gated during evening and night hours, this will serve as another entrance to the residential area.
 A secondary central plaza will accommodate play, community events, and outdoor dining for residents.
 The office floors feature a large atrium in the southeast, with new additions along Rue de la Loi 130 that can offer new location for double-height winter gardens and connecting atriums without compromising the existing structure.



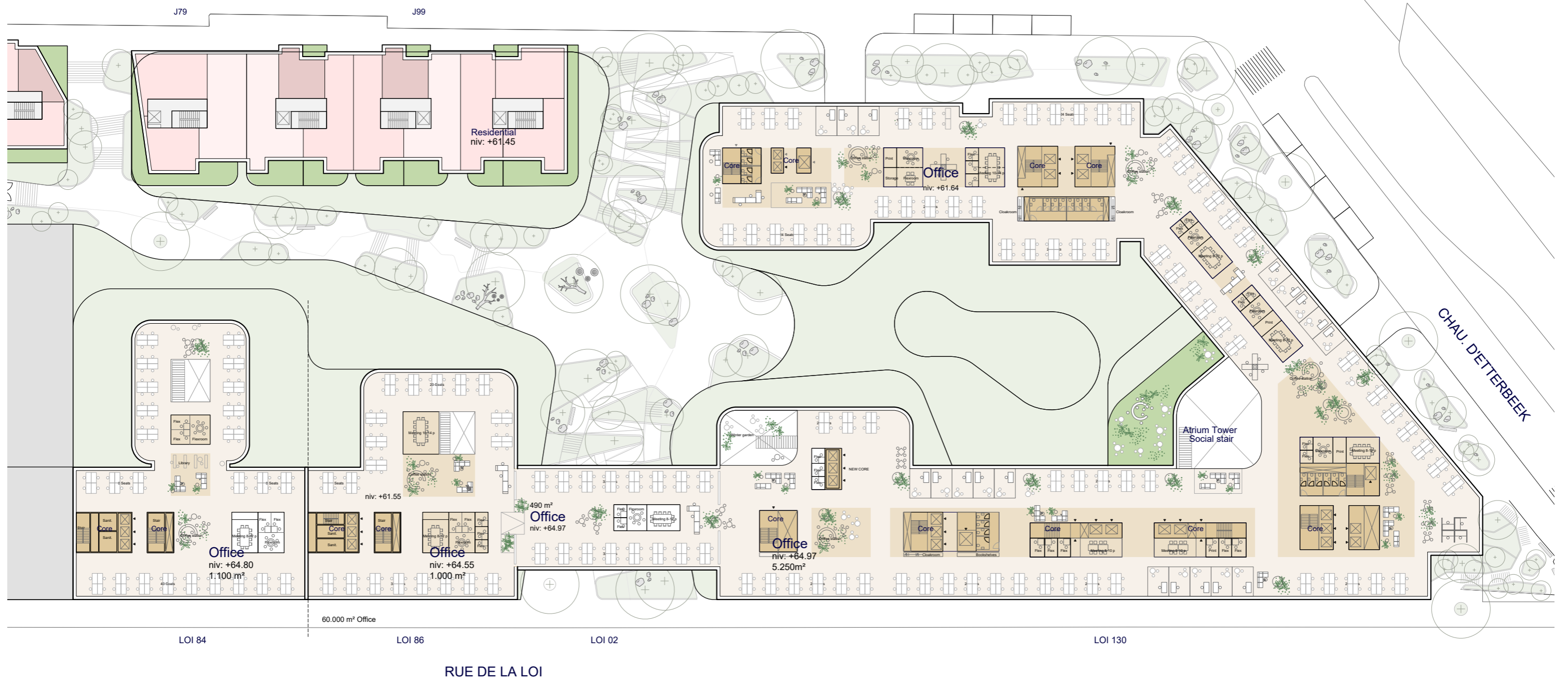
Level 2

We have a connected office area that spans across the passage into Rue de la Loi.
 The upcoming building will be new and is planned to accommodate the level change between the two buildings on either side of the public passage.



Level 2 - Typical Office Layout

The plan below illustrates a typical office layout, showcasing the integration of premium office spaces designed to enhance the work environment and accommodate a large tenant. The layout optimizes existing cores, with additional cores strategically introduced where necessary. A central social atrium serves as a vertical connector, offering panoramic views of the courtyard and fostering a sense of community. Social zones are thoughtfully distributed across the floor to create varied environments that promote well-being and encourage collaboration. Furthermore, accessible green terraces provide outdoor areas for fresh air, reinforcing the connection between interior spaces and nature.

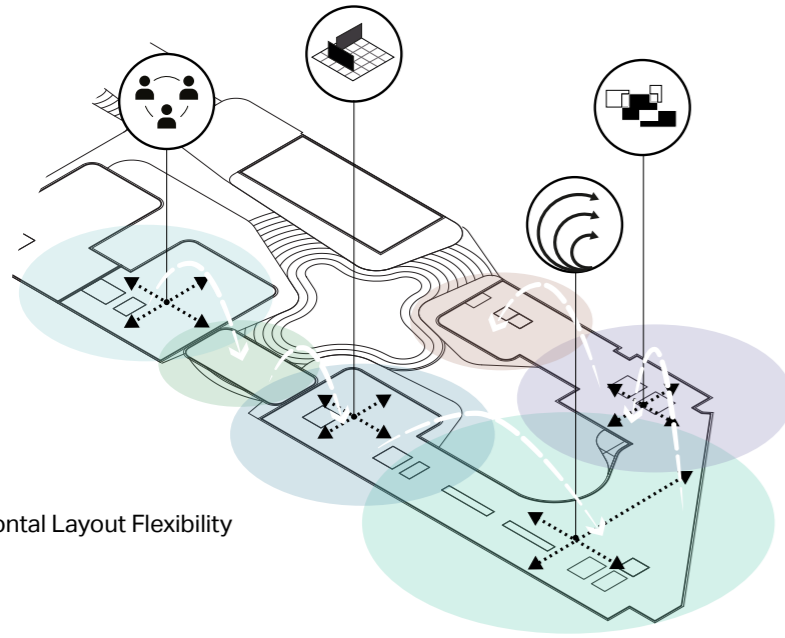


Workspace Strategy

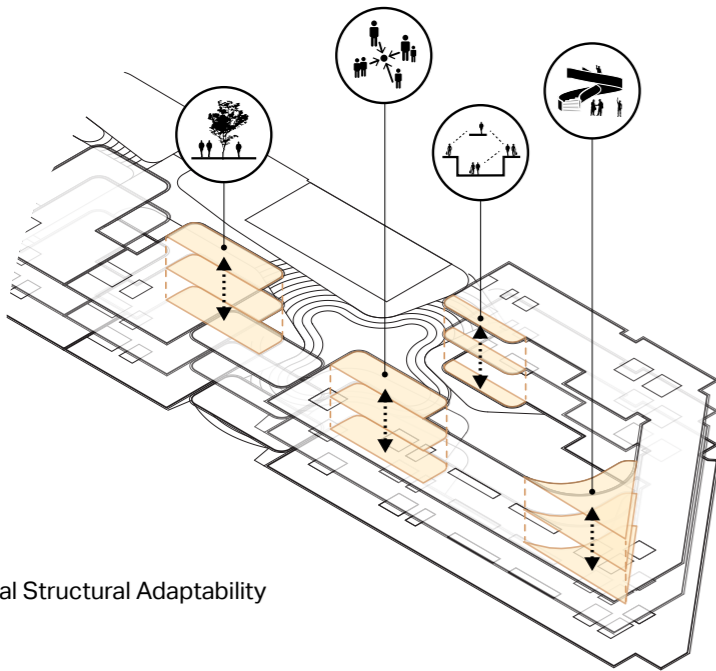
Team first, design from inside out

Layout Flexibility and Structural Adaptability

Connecting the office floorplate allow for greater flexibility and possibility to accommodate a large tenant, like the EU, across 60.000 m2 of reconfigurable space that can be programmed with a variety of workstyle options and settings. Integrated soft spots in the new wooden structure allow for creation of double-height spaces, enhancing openness and vertical connection between floors and departments. This design fosters flexibility, improved collaboration, and interaction across levels, supporting evolving organisational needs.



Horizontal Layout Flexibility



Vertical Structural Adaptability

Group Sizes and Dynamics

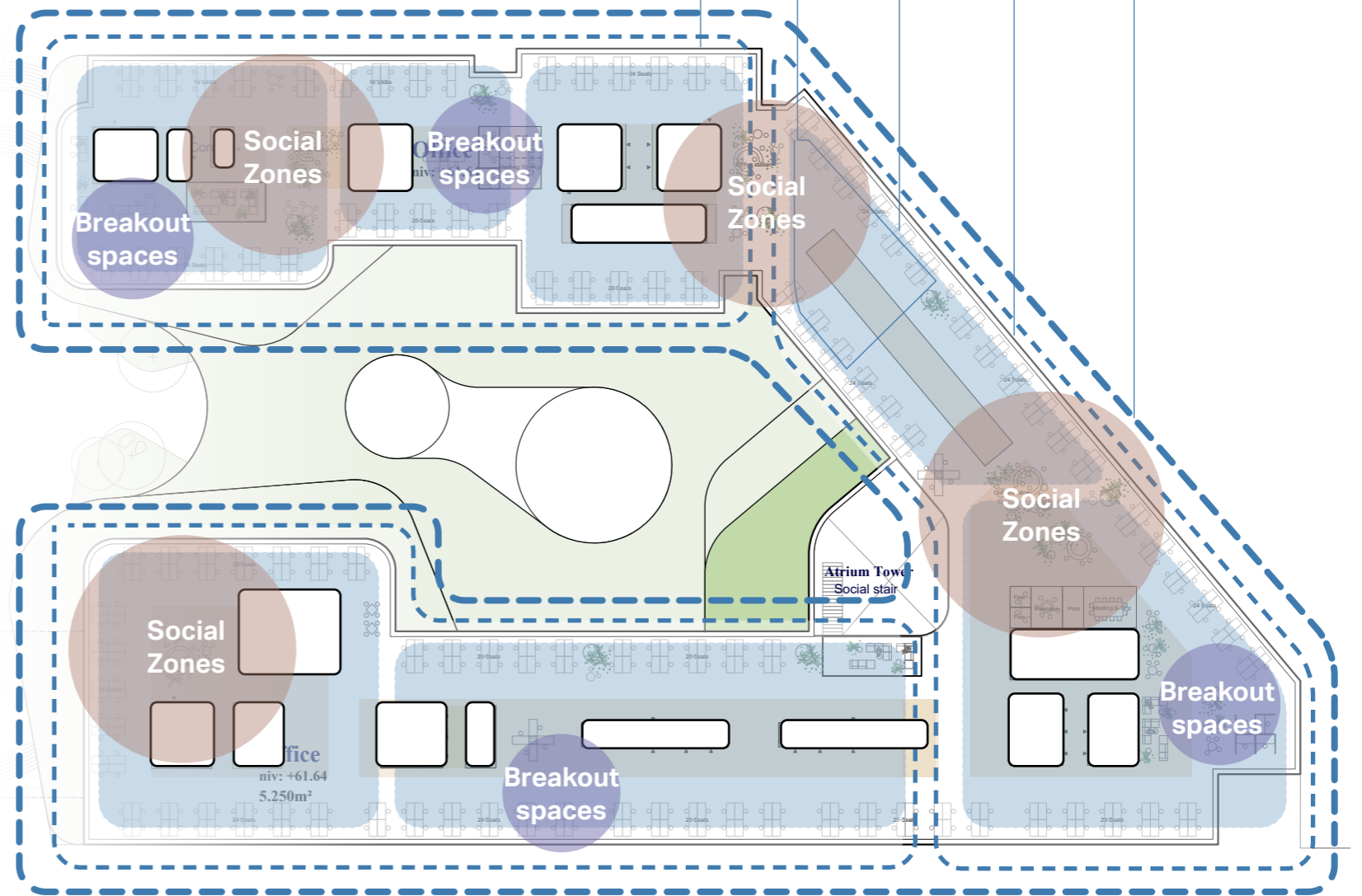
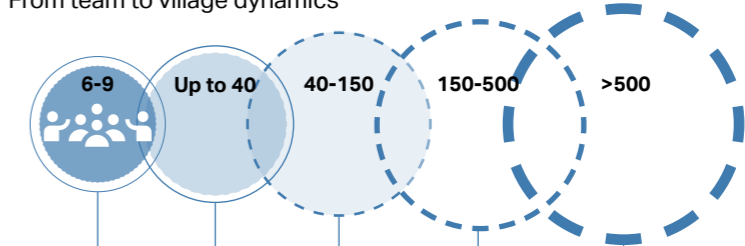
The workspace layout is designed to support group dynamics across various sizes, from small teams of 6-9 people to larger gatherings. For smaller groups, intimate, flexible areas encourage collaboration and focused teamwork. For mid-sized groups of around 150 people, there are three dedicated zones on each floor, offering space for larger discussions while maintaining a sense of connection. For full-floor gatherings of up to 500 people, open-plan areas ensure seamless interaction with well-planned flow and acoustics. This flexible design caters to a range of group sizes, promoting both collaboration and community.

Anthropological research across cultures indicates that groups of approximately seven people create the strongest trust bonds and best reinforce cultural norms within the group.

Social groups with fewer than 40 people can effectively self-organise and share resources.

To sustain a more general culture within an organisation the smaller, 'functional teams' of around seven can be nested within 'extended neighbourhoods' of 21, and in 'villages' of 147.

From team to village dynamics



Group sizes and Dynamics

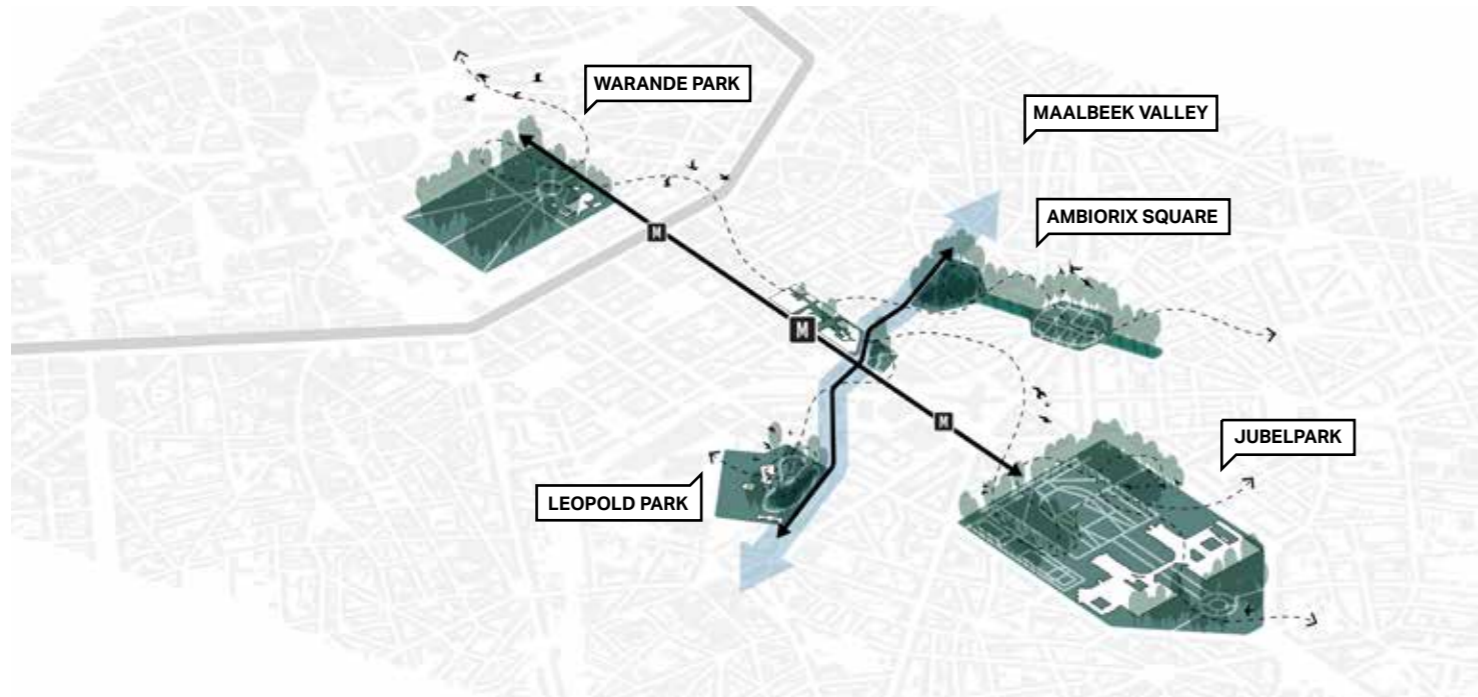






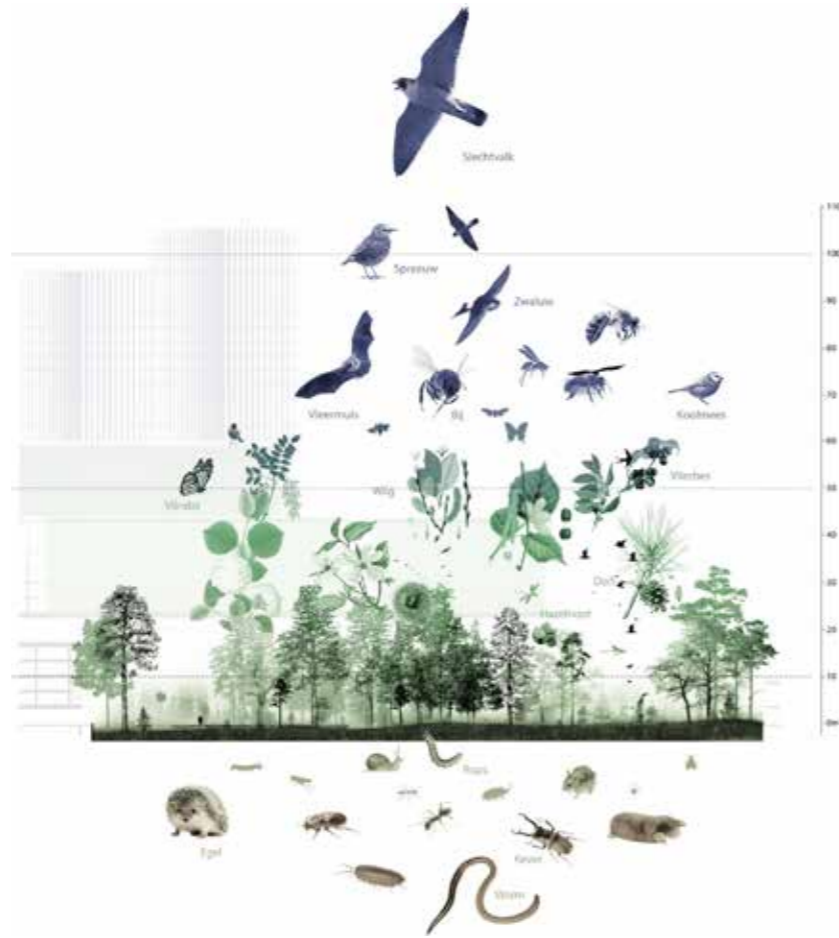
3. Enhancing Biodiversity

City Parks & Maalbeek Valley



Cities around the world are under increasing stress due to urbanization, environmental degradation and the impacts of climate change. Brussels is a prime example, facing challenges like loss of biodiversity, heat stress, and frequent heavy rainfall and flooding. In response, the Ilot 130 project aims to address these issues by embracing nature as the basis for the challenges of the 21st century. Through greenification and innovative urban planning, the project seeks to enhance the city's resilience while promoting biodiversity improvement to create a healthier, more sustainable urban environment.

We take the power of nature as a means to tackle the major challenges of the 21st century. We radically choose the landscape as the starting, turning the design process upside down. Starting from the essence of the place, we take the Maalbeek Valley to make a generous gesture towards the landscape. Spatially the Rue de la Loi functions as the east west axis between the Warandepark and Jubelpark. Creating a stepping stone with the radical landscape for people, nature and economy, Ilot 130 is the greenest subway station of the European Quarter.





0 5 10 15 20 25m

Identities

The landscape plays a crucial role in bringing together different worlds in a dynamic embrace. As part of the narrative to open up and connect, the landscape serves as a key element:

- It links the formal exterior with the more informal courtyard.
- It creates a harmonious blend of neighbourhood residents, visitors and those spending time in and around the offices.
- It creates a good microclimate
- It opens up, connecting Maalbeek Park with Ilot 130's surroundings.

The project features four types of landscapes. These elements merge into a layered landscape with a unified design language. This approach provides much-needed green breathing space for the European Quarter, enhances biodiversity, improves microclimates, reduces heat stress and activates each layer - park, courtyard and roofs.

Pocketpark

Around the main plaza of the pocket park the planting and trees can be placed in natural soil, allowing them to reach full growth. Water can also directly infiltrate into the soil. The park connects to the streets, making a connection with Maalbeek Park.

Courtyards

Landscape extends from the pocketpark towards the courtyards. A thick layer of substrate accommodates tree planting. Below, a water retention system will be implemented.

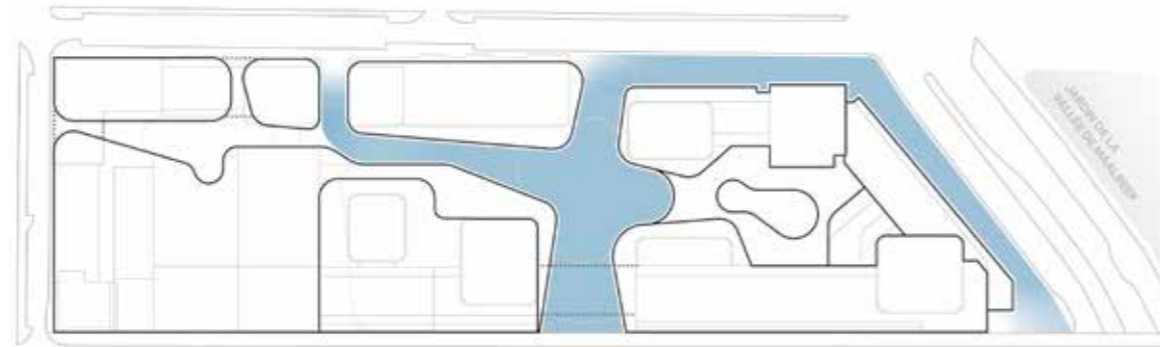
Green roofs

The green roofs will be equipped with planters that accommodate perennials, shrubs, and small trees on a layer of substrate. The planters are an integral part of the architecture.

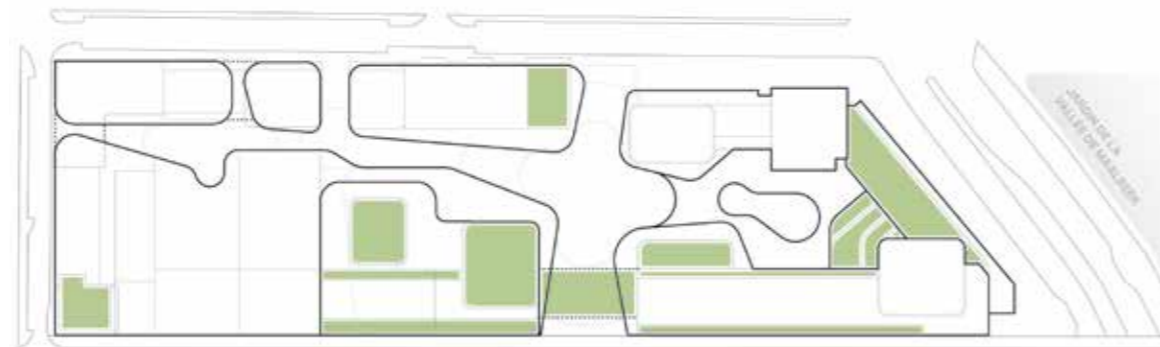
Extensive roofs

The installation roofs will be fitted with sedum where possible. Sedum enhances biodiversity and also provides a cooling effect, which benefits the PV installations. Rainwater is retained under the substrate.

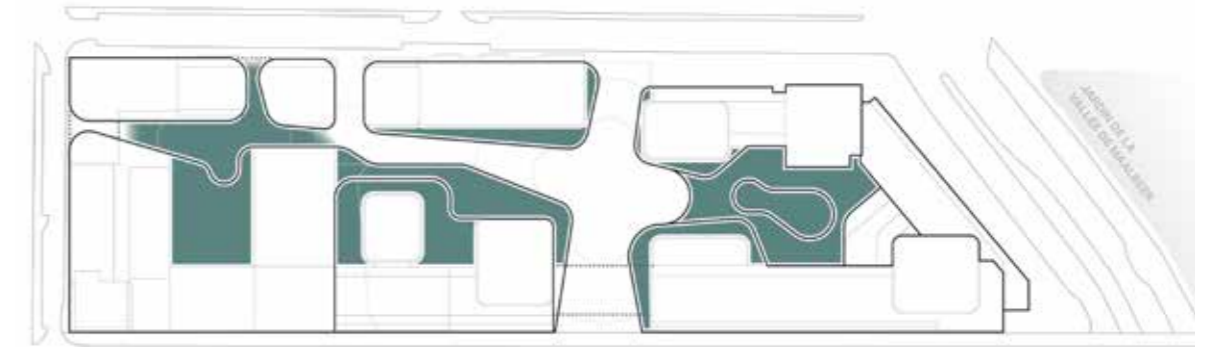
Pocketpark



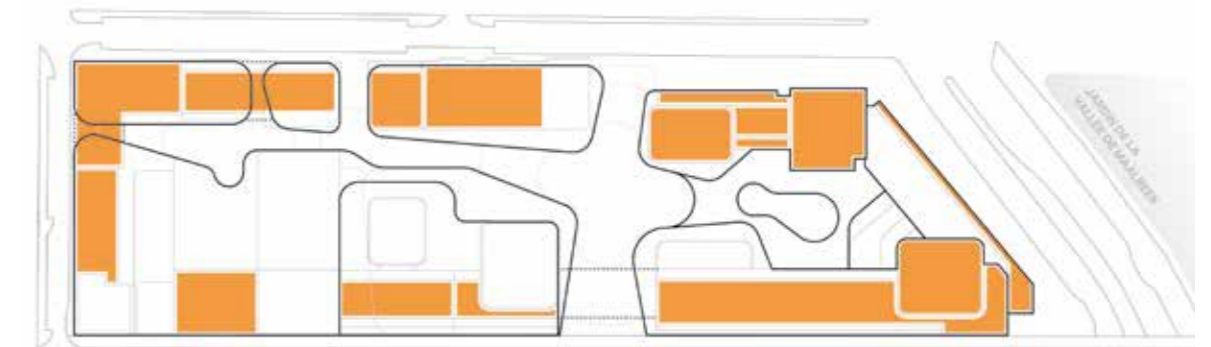
Green roofs



Courtyards



Extensive roofs



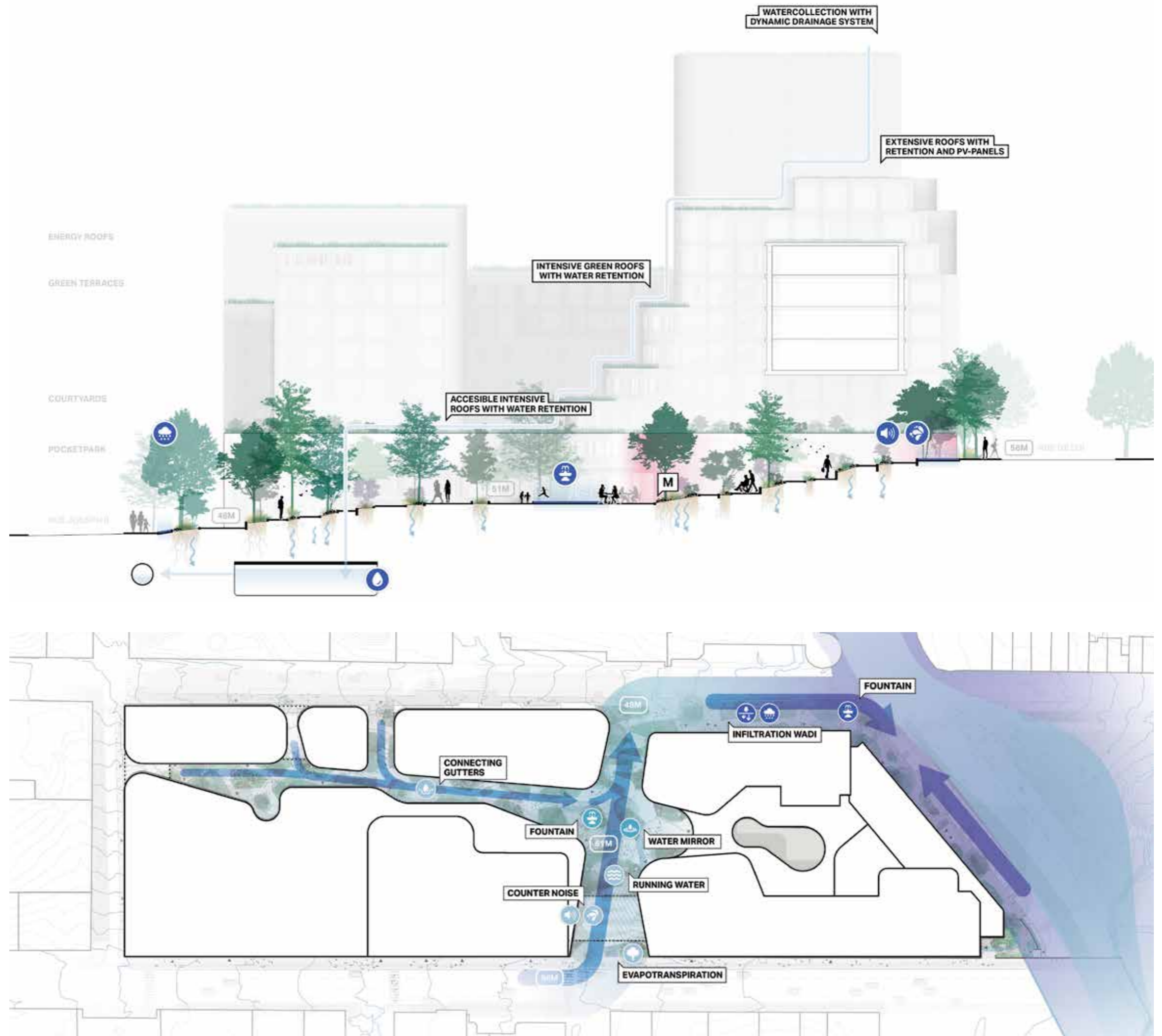
Green Blue Strategy

Water has played a vital role in shaping Brussels and remains crucial for creating cities capable of tackling 21st-century challenges. The Maalbeek Valley within the European Quarter is still visible in the urban fabric. It reflects the historic stream, not in flowing water, but through the topography of city streets and parks.

The green blue strategy for Ilot 130 goes beyond the block and focuses on high-ambitions regarding rainfall, stormwater management and tackling heatstress. It envisions roof gardens that collect and retain water, with collected water being reused within the buildings, such as for flushing toilets, reducing water needs.

In the pocketpark the green blue concept introduces a stream flowing from Rue de la Loi toward Rue Joseph II and Chau d'Etterbeek. By integrating nature and water, this approach strengthens the Maalbeek's narrative and improves urban resilience against environmental pressures.

The water element serves several purposes. It reduces noise from the Rue de la Loi, creates a play feature for children on the plaza, reduces heat stress as of the cooling effect at the pocket park and provides delayed stormwater runoff (e.g. the wadi along Rue Joseph II).

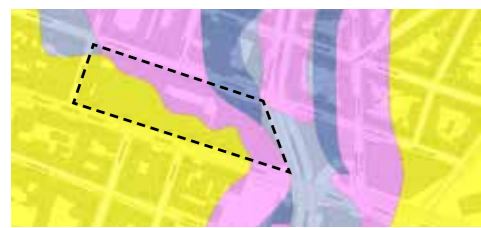
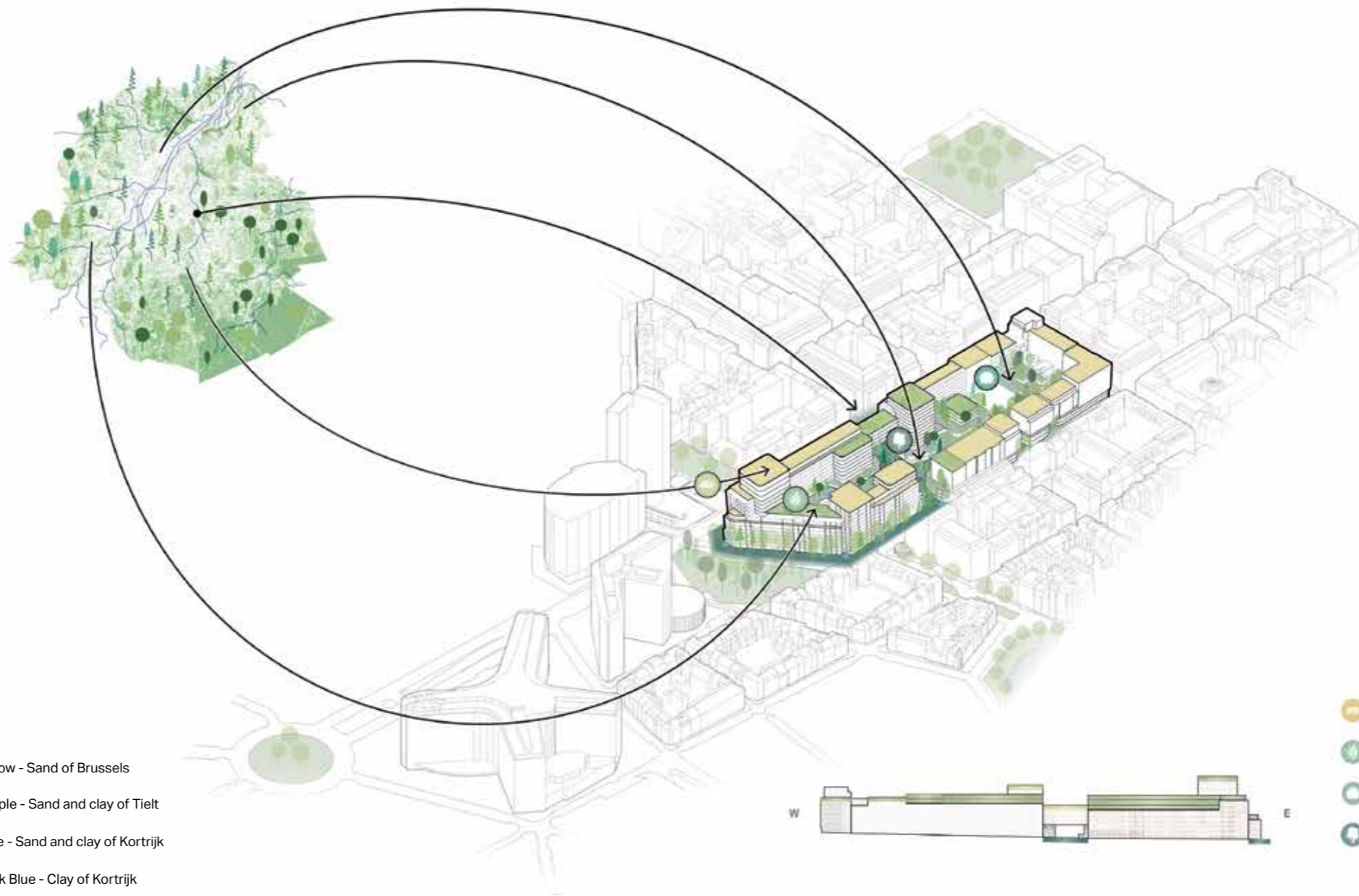


Planting Concept

The planting concept for the Ilot130 project reflects the diverse ecological zones of the Maalbeek Valley, which vary based on soil moisture - from wet, nutrient-rich areas at the bottom of the valley, to drier, nutrient-poor zones higher up. At the base of the valley, the soil is rich in clay, retaining moisture, while higher up the valley (towards Ilot 130), the soil transitions into sand and clay, eventually becoming predominantly sand, which is drier and more nutrient-poor.

At Ilot 130, the landscape design carefully distinguishes between plant species suited to dry or wet conditions, incorporating both extensive and intensive planting. Extensive planting is low-maintenance, robust, and can endure prolonged dry periods, requiring little aftercare. Intensive planting, in contrast, requires moderate maintenance but offers greater diversity, contributing to a balanced and thriving ecosystem.

This dual approach mirrors the natural conditions of the Maalbeek Valley and enhances the project's ecological sustainability by selecting species that thrive in the varying moisture levels and soil types of the site.



- Yellow - Sand of Brussels
- Purple - Sand and clay of Tielt
- Blue - Sand and clay of Kortrijk
- Dark Blue - Clay of Kortrijk



- EXTENSIVE ROOF
- GREEN ROOF
- COURTYARDS
- POCKETPARK

DRY

WET



Genista pilosa



Sesleria caerulea



Deschampsia flexuosa



Briza media



Pinus sylvestris



Pteridium aquilinum



Betula pendula



Quercus robur



Echium vulgare



Carex sylvatica

A Place Where People, Nature and City Comes Together

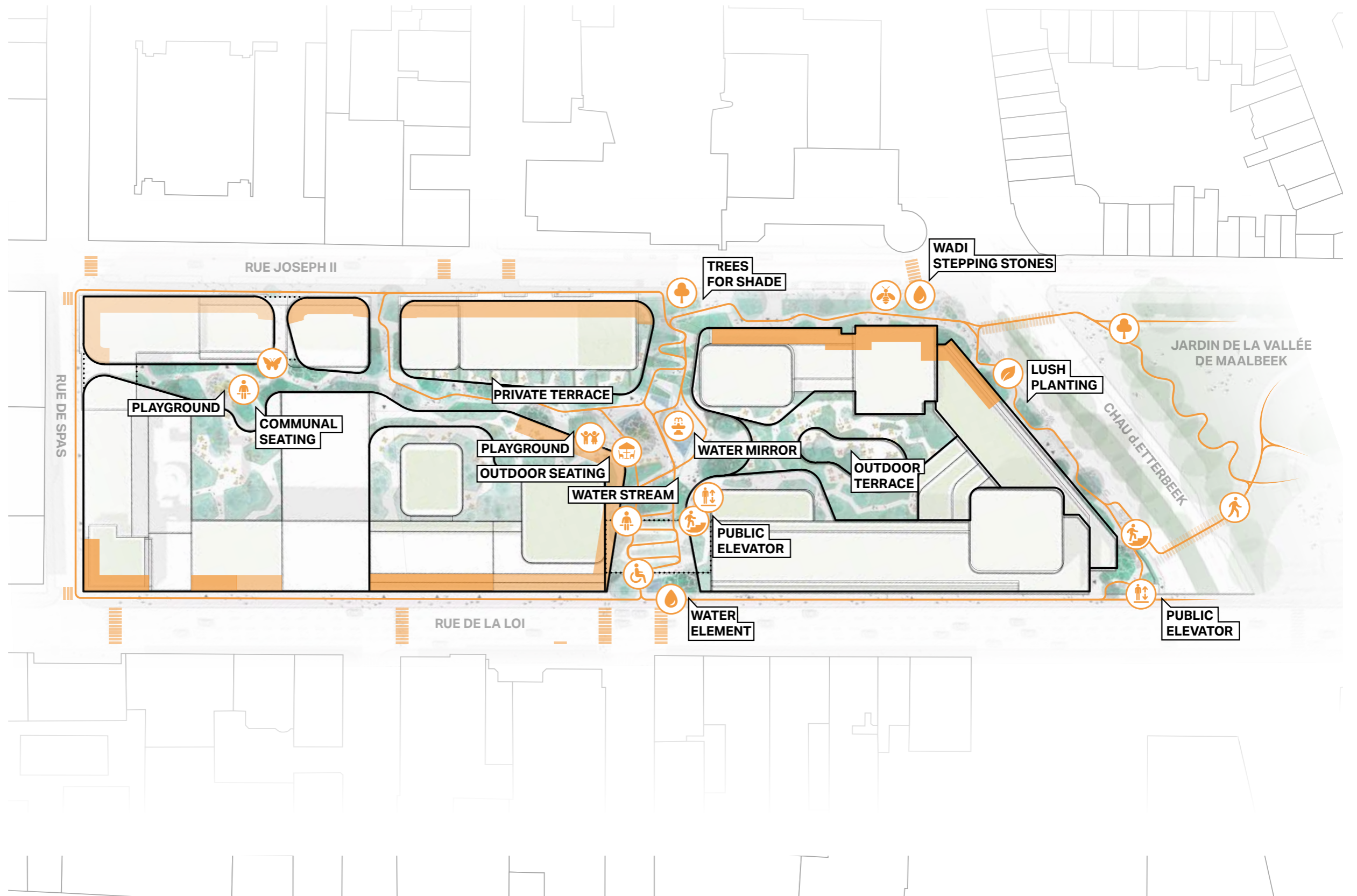
Vision routing

The Ilot 130 project reimagines the once enclosed urban block as a vibrant meeting place by opening up and inviting the surrounding community into its green heart. Through green entrances, visitors are drawn into the pocketpark, where multiple plazas foster social interaction and connection. Walking down into the green heart the visitor take different routes and will follow the flow of water down.

At the center, a public pocket park connects Rue Joseph II with Rue de la Loi, creating a welcoming green space for people to gather with different seating types, a terrace with outdoor seating in front of the food court. Water elements will both play an important aesthetic role but also in terms of sustainability and draw children to play. Within the green pockets steppingstones, branches and other features encourage children and adults to interact and play.

In the northwest corner, a residential heart offers a plaza with communal seating and a small playground for residents, seamlessly linking Rue de Spas with Rue Joseph II. Toward the north, a setback forms an active boulevard where greenery connects Chau d'Etterbeek to Maalbeek Park, enhancing the flow between city and nature. Outdoor terraces provide additional green breathing spaces, promoting relaxation and engagement with nature.

This integrated green blue concept, with its distinct plazas and hearts, weaves nature into the urban fabric, creating multiple pathways that connect the inside and outside of the block. It motivates residents, workers and visitors to be active and foster social interaction. It transforms Ilot 130 into a dynamic, open space where people, nature, and city life come together.



Sun, Wind & Microclimate

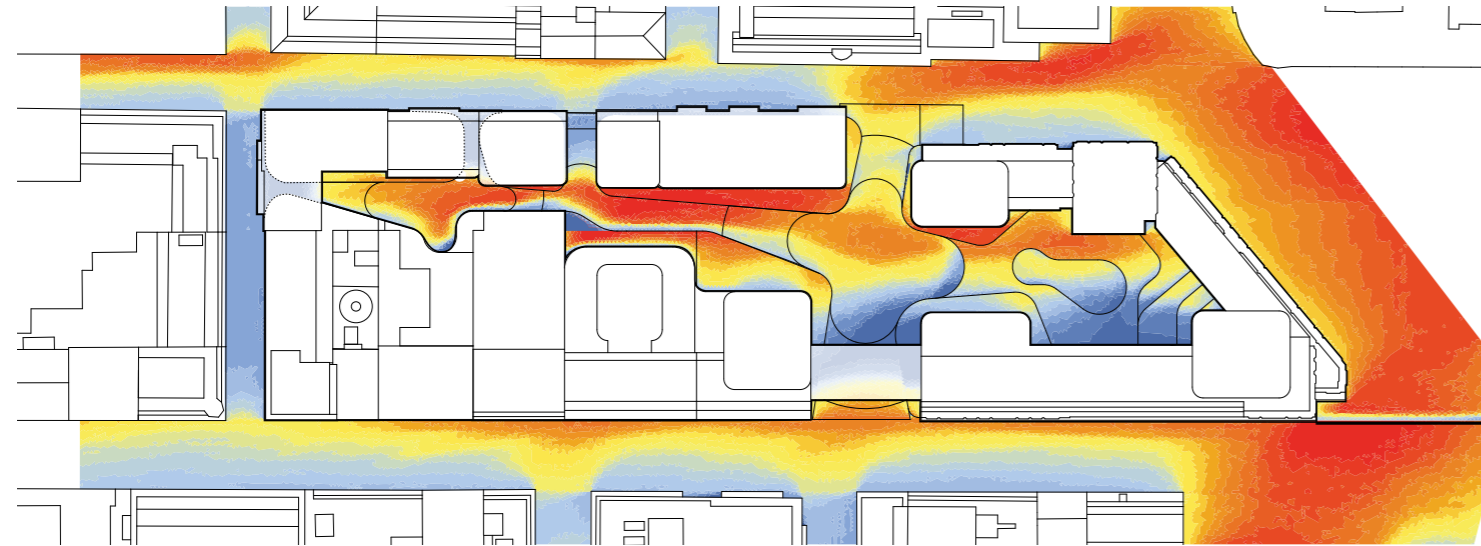
Learning from Environmental Analysis and Simulation

Simulations of sun hours and wind intensity have informed our design and programming, considering placement of residential and key outdoor areas, edge zones and amenities along the north-eastern side of the block, which receives the most sun, while the new entrance and setback on Rue de la Loi breaks down the preexisting wind corridor along this road. Planting and trees further help enhance the microclimates within our site.

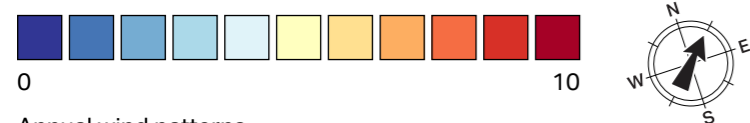
Sun Intensity - Hours



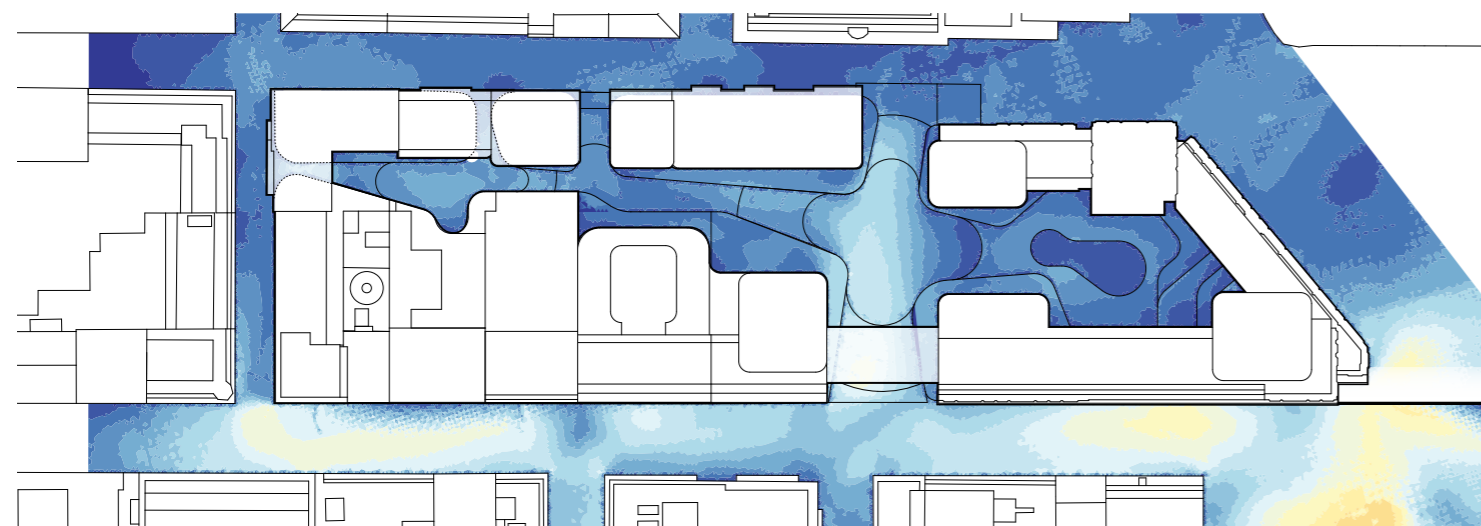
Summer season sun hours - June-August



Wind Intensity - m/s



Annual wind patterns



1. Activating the sunny side with public offerings and outdoor residential areas



2. Breaking up the volume towards the street scape of Rue de la Loi creating a more dynamic environment



3. Introducing green and trees to support and enhance the microclimate in an urban scale



4. Residential Livability and Community

Program

Coliving | Social Housing | Promotional Housing | Activated Plinth

The transformation of the Ilot 130 includes a reconversion of some of the former office buildings into housing. The target set is to convert 25% of the built volume and to realize around 25.000m² of residential program.





The project reaches this goal providing a new life to this outdated real estate ensemble in a state-of-the-art example of circular economy where reuse comes at the first place, before recycling.

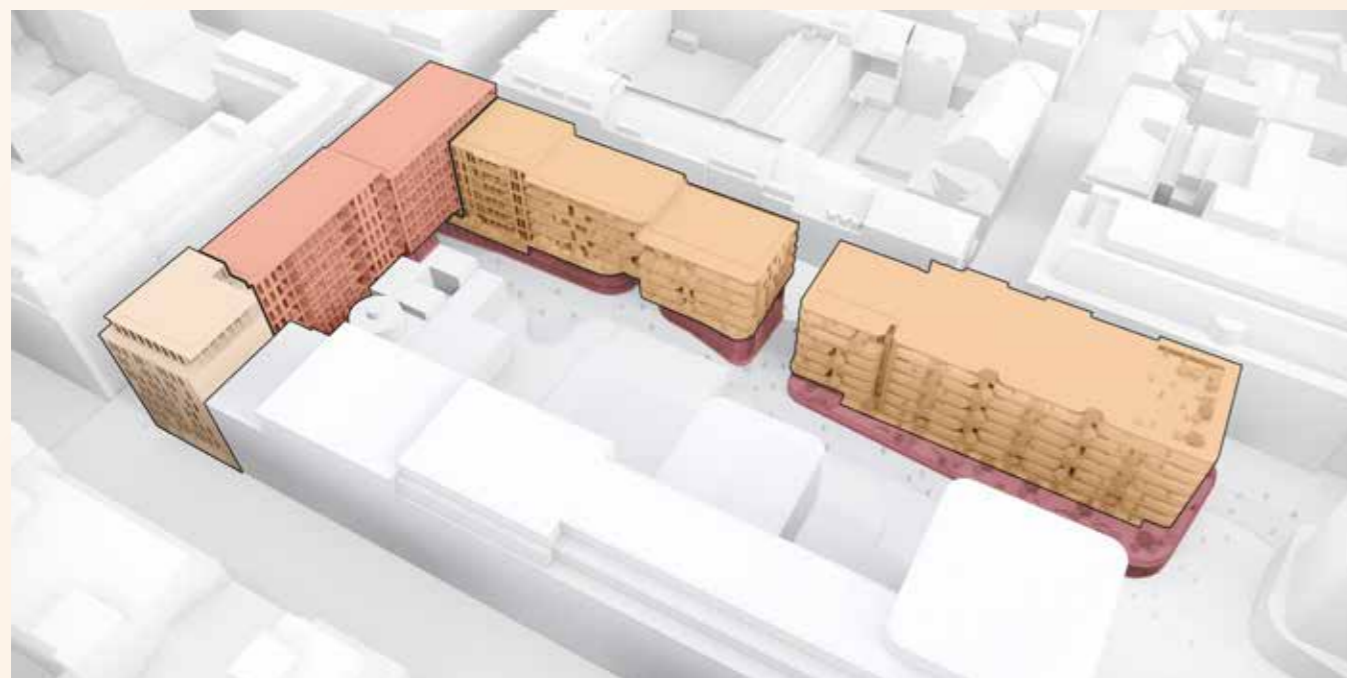
The program requires a diversity into the housing proposal, this regards the typologies and the sizes of the units. The project meets those goals; on Joseph II Street is concentrated a classical housing program and on Spa Street is set the Social housing program.

In order to provide the best quality housing, the living and outdoor spaces are mainly oriented to the interior of the urban block. This give access to the best orientation in terms of daylight and sun exposure and, at the same time, open the living areas to the calm and green renewed space.

As an extra feature to the residential program, we foresee a coliving building at the corner between Loi Street and Spa Street. This contemporary form of residential program add extra diversity and act as a pivot between the office and the housing programs. It also bring some diversity on Loi Street and animation out of the classical office hours optimizing this specific corner building.

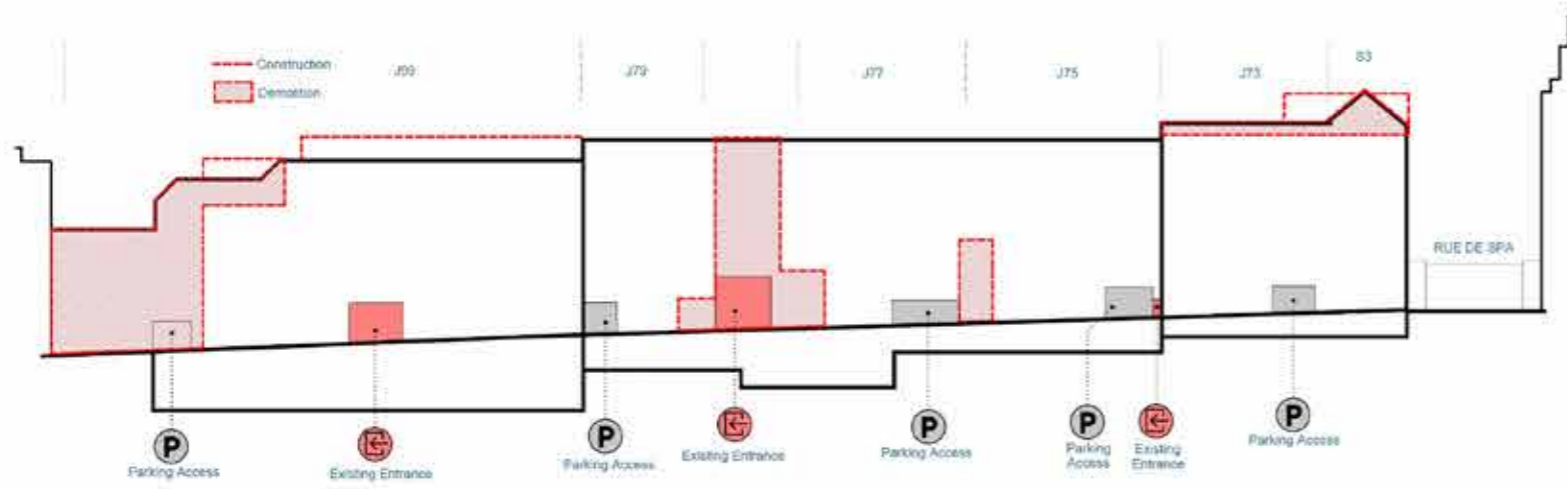
The mixity of the huge urban block is enhanced by introducing some different program in the plinth of the buildings that bring diversity and provide extra animation through the day and the week. Retail, services, a health center and a sport facility are proposed to the population of the Ilot 130 and to the neighborhood. The activation of the plinth is oriented to the outside and to the inside of the block enhancing the porosity and bringing life to the interior of it.

-  Social Housing
-  Coliving
-  Promotional Housing
-  Activated Plinth

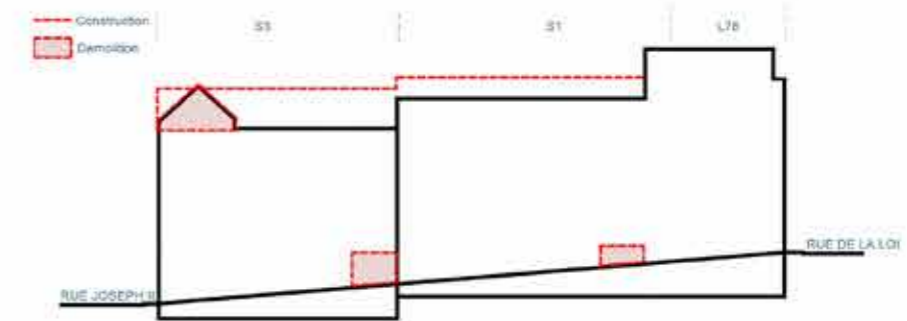


Transformation of Existing Buildings & New Destinations

Sections & Elevations



Joseph II Street



Spa Street

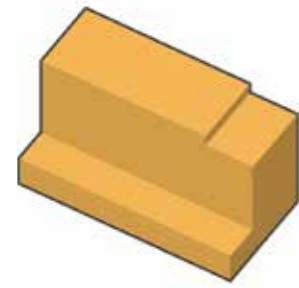
Existing

Program

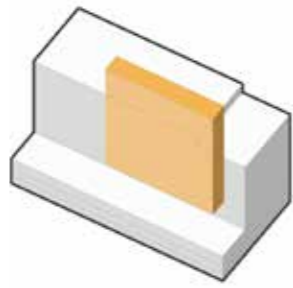
Elevation

Transformation Process Concept

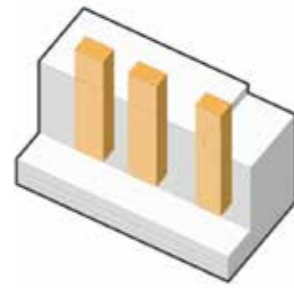
99 Joseph II SCHEMES



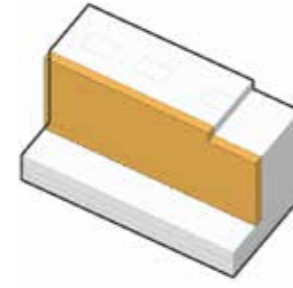
Existing volume



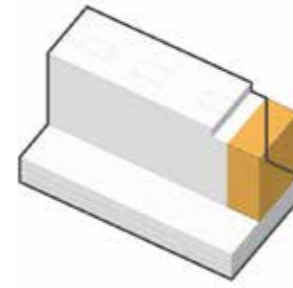
Existing core



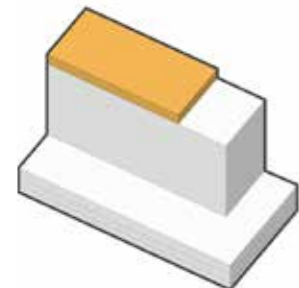
New cores



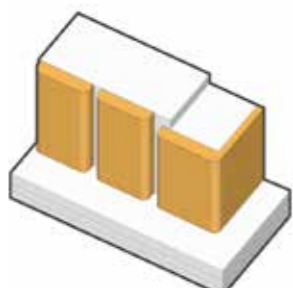
Trimming the existing courtyard facade



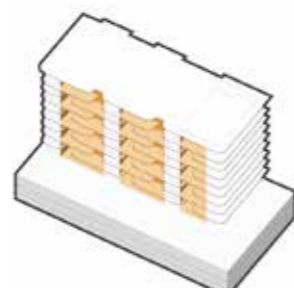
Set back to open the courtyard



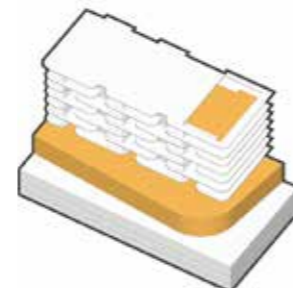
Optimizing the volume by creating duplexes



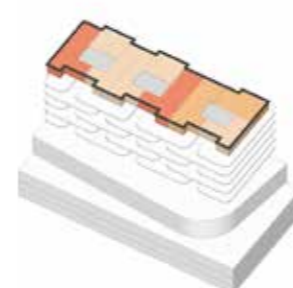
Shaping the facades



Creating generous outdoor spaces



Creating private common outdoor spaces
&
Adding a public plinth



Various typologies according to the program

Outdoor spaces

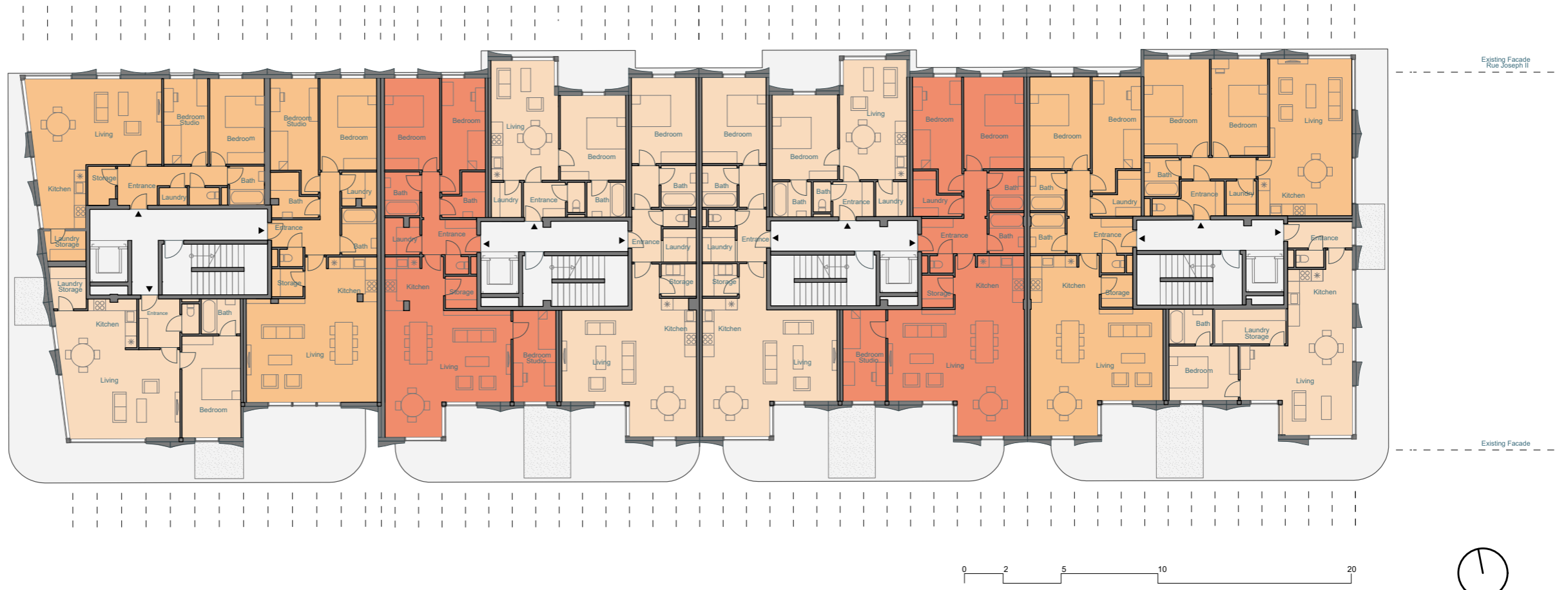
All units are foreseen with qualitative and generous outdoor spaces, mainly oriented to the interior of the urban block and having access to direct sunlight through most part of the day. Besides the individual spaces, some common outdoor areas are provided. Those common spaces are located on ground floor, in the courtyard, or on the plinth or on the top layers as hanging gardens and rooftops. They offer spaces for broader activities and enhance the sense of community. Vegetation climbs the built environment bringing a positive biophilic effect to all the residents.



Typical Floor Plan

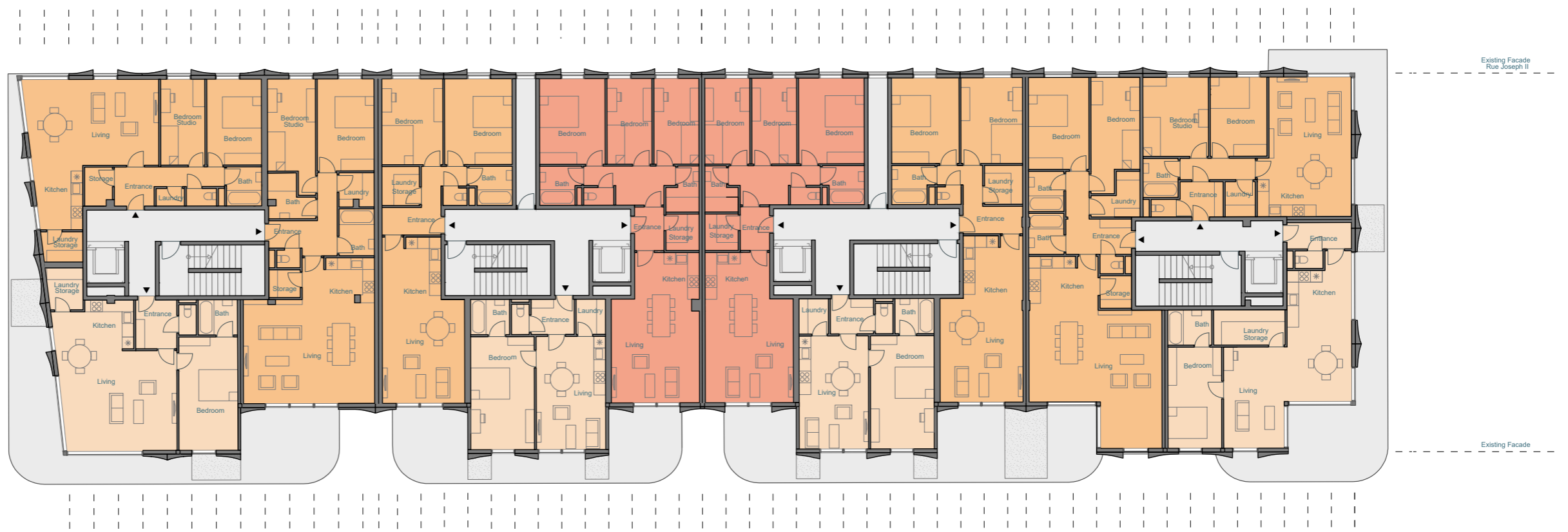
99 Joseph II Plan

The transformation of the office buildings into residential ones is based on a principle of maximizing the reuse of the existing real estate while offering contemporary qualitative housing. The structural elements are preserved as much as possible, and the new program mainly fits into the existing composition grid. New cores are foreseen respecting the existing structural concept. The facades on the exterior of the block are partially preserved and heavily renewed and partially replaced by wider openings and bow windows. The facades on the interior of the block are deeply transformed and mainly replaced with outdoor spaces and large openings. The typical plan shows a nice and qualitative variation of apartments sizes and orientations with very limited number of mono-oriented units to the exterior of the block and to the north. The units sizes and typologies are conform to the diversity required by the client program and fit with the typical programs of Brussels housing actors like Citydev and SLRB. The bow window elements bring qualitative outdoor spaces to those units and offer them wider views also to the east and to the west. Obviously, all units are designed according to the requirements of the new regional planning regulation Good Living.



South-facing Mono-oriented Option

The alternative plan shows a solution where, with little impact, the mono oriented units are qualitatively oriented to the south and the interior of the block.



Plans

Level +1



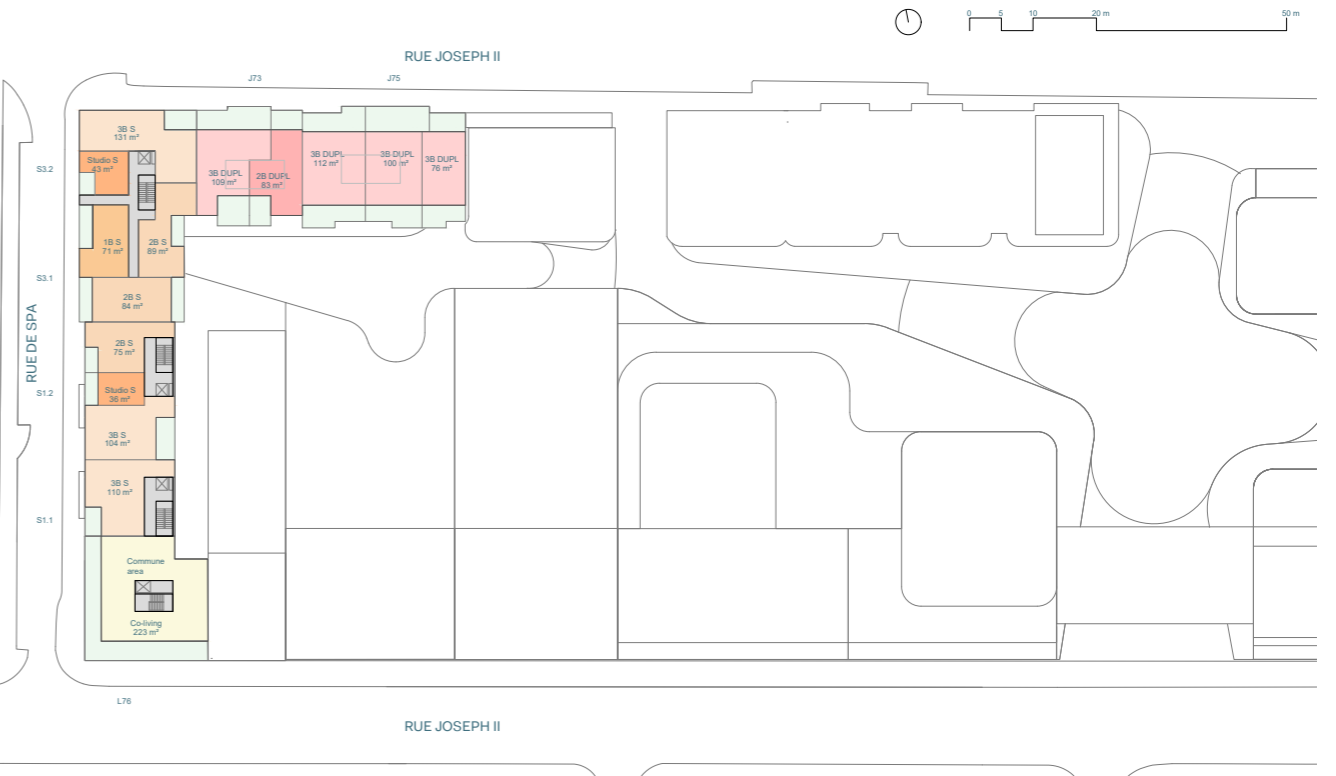
Level +3



Level R+6



Level R+7



Atmosphere

Ilot 130 Inner Housing Façades



Granulometry

Program Numbers

	OBJECTIVES		PROJECTED	
	Square meters	Percentages	Square meters	Percentages
Residential	26.547 m ²	25%	24.597 m ²	23%
Amenities	5.309 m ²	5%	5.511 m ²	5%
30% Total	31.857 m ²	30%	30.108 m ²	28,35%
115 % Total	106.190 m ²			
100% Total	92.339 m ²			

Surfaces

Residential			
Coliving		1713	m ²
Studio		40	units
1CH		80	units
2CH		50	units
3CH		49	units
Activated Plinth			
Sport		1991	m ²
Retails		359	m ²
Local associations		442	m ²
Community Center		154	m ²
Medical Center		1077	m ²
Coliving Gym		441	m ²
Laundry room		54	m ²
Bikes repair		220	m ²
Rehearsal Space		170	m ²
Nursery + patio + N.storage		551	m ²
Analysis Lab		285	m ²
Movie room		76	m ²
Basement and accessory functions			
Parking		66	places
Bike Parking		943	places
LT		273	m ²
Storage		2603	m ²
TOTAL SURFACES			
	Gross surface area		
Residential	24597		m ²
Services	5511		m ²
ABOVE GROUND	30108		m ²
BASEMENT	10222		m ²
TOTAL RESIDENTIAL BUILDING	40330		m²

Housing Units

OVERALL			
STUDIO		40	18%
1CH		80	37%
2CH		50	23%
3CH		49	22%
TOT.		219	
PROMOTIONAL HOUSING			
Entrance+Funct			2836
STUDIO		27	1346 17%
1CH		65	4969 42%
2CH		26	2479 17%
3CH		38	4367 24%
TOT.		156	15997
SOCIAL HOUSING			
Entrance+Funct			1780
STUDIO		13	643 21%
1CH		15	932 24%
2CH		24	2168 38%
3CH		11	1364 17%
TOT.		63	6887
Total Residential			
Coliving			1713 m ²
Promotional Housing			15997 m ²
Social Housing			6887 m ²
TOT.			24597 m²



5. Innovative Transformation

Finding the right balance

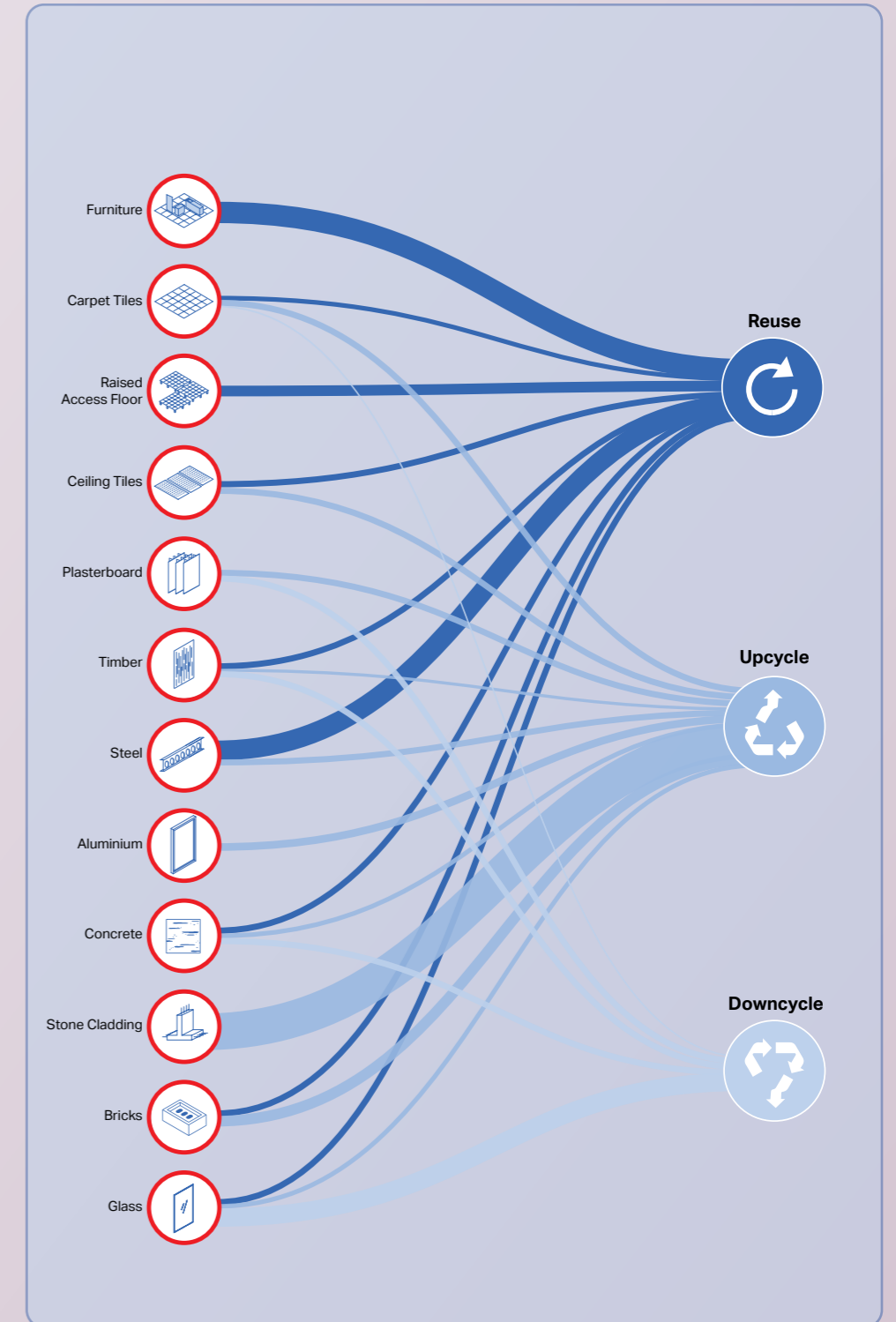
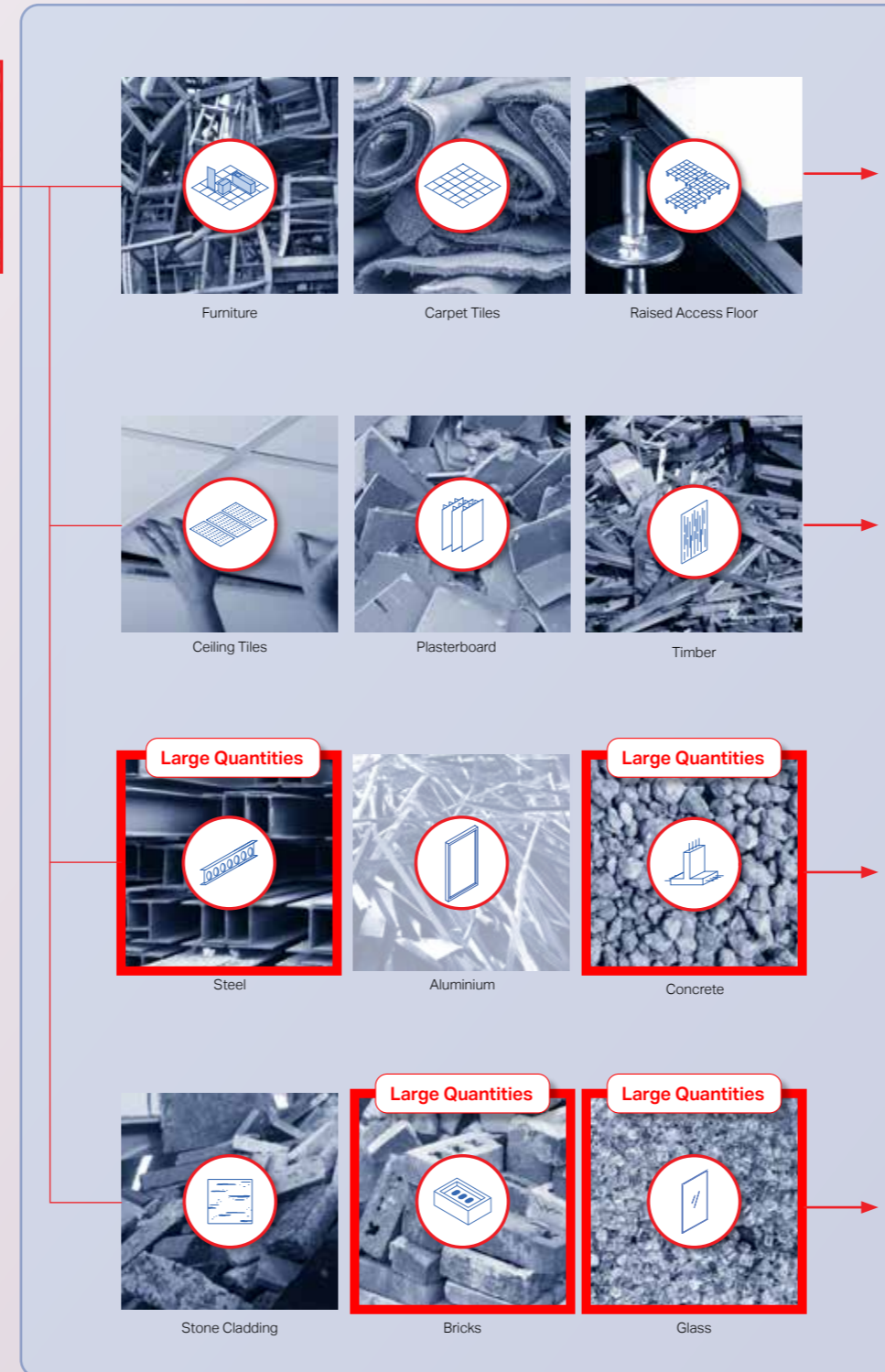
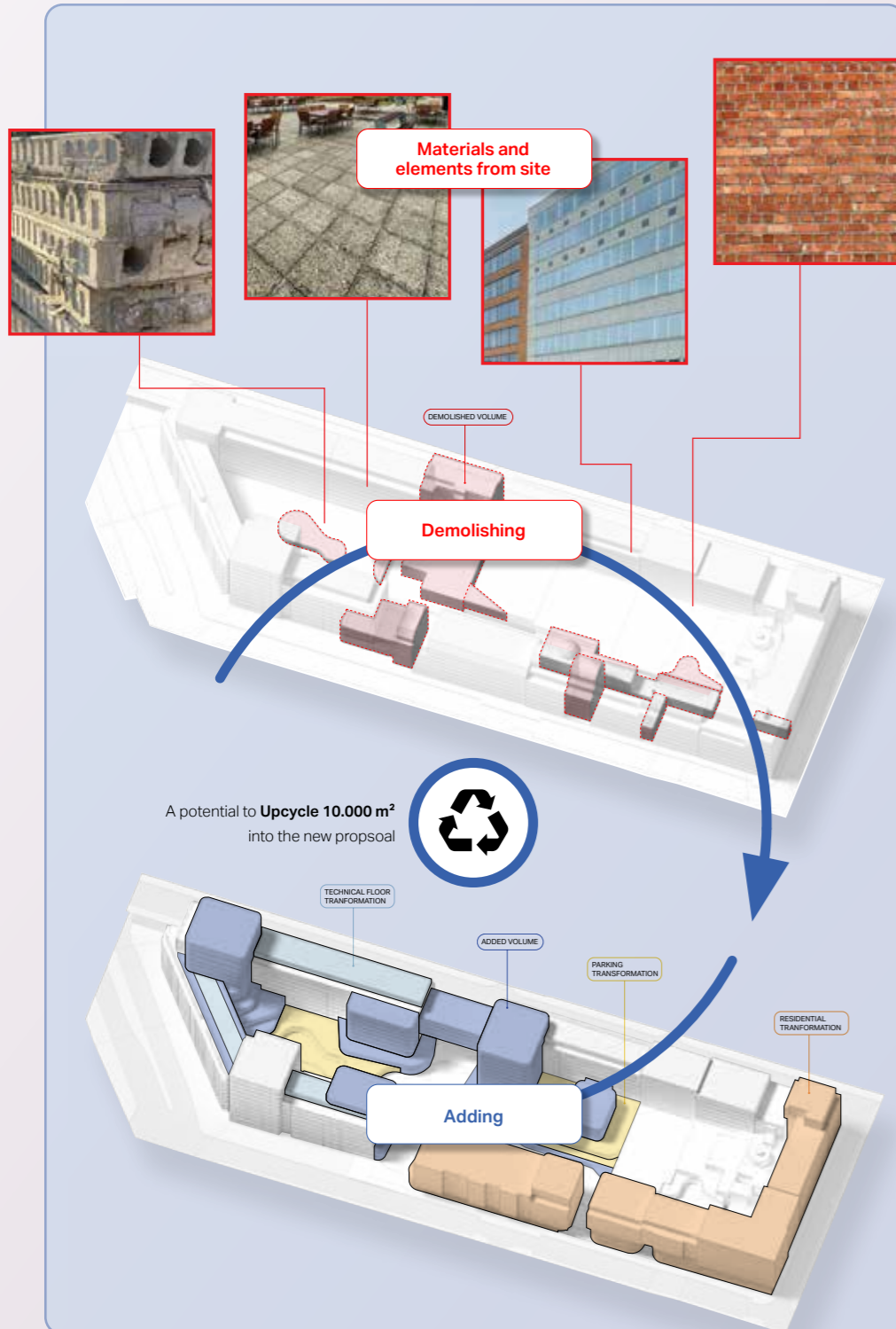
Our project seeks to set a new standard for thoughtful and climate conscious urban transformation, adding new only where it enhances the existing, and carefully removing only the parts of buildings and structures that will allow us to add the most value to the site while transforming commercial, residential, and public programmes.

Identifying high impact waste streams

Engaging with the extended team of local consultants we will identify key demolition materials and products, map out which ones carry the highest potential impact by volume and carbon in relation to business as usual and upcycling scenarios and develop a catalogue of upcycling ideas that capture easy wins and push the bounds of innovation.

Keeping the material value as high as possible

Considering waste and material pathways across reuse, upcycling, and downcycling allow us to tailor specific solutions and maximise the integrity and value of the materials and products we remove.



Innovative Transformation

A tried and tested methodology

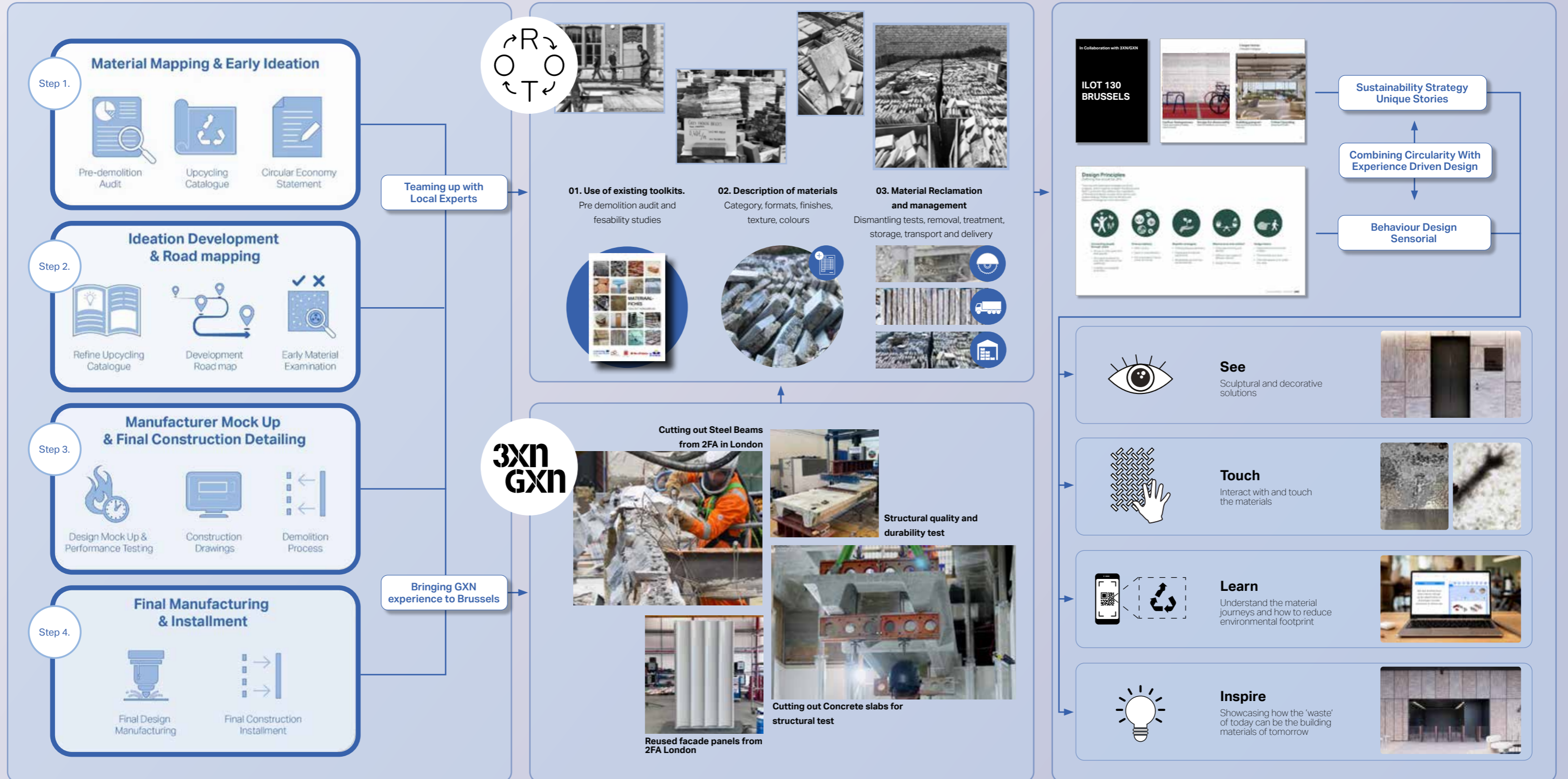
Based on experience of several projects in Brussels, London, Copenhagen and beyond, we have developed a methodology to maximise circular reuse. This allows for efficient control of risk and uncertainties by progressing through a series of stage gates, gathering information between each to enable clear headed decision-making about next steps.

Working with local supply chains

We have both practical and research experience in reuse of façade materials, structural steel, precast and in-situ concrete, glass and a range of related building materials and products. We recognise that the circular economy is local and have worked with a series of partners on similar projects in Brussels.

Unlocking the value of reuse

Reuse of building materials can improve climate impacts and waste reduction but should also help establish the team as forerunners in the field. We work with a holistic approach to the value generated through recycling also considering aspects such as identity, visibility, storytelling, and transparency as important for taking a leadership position.

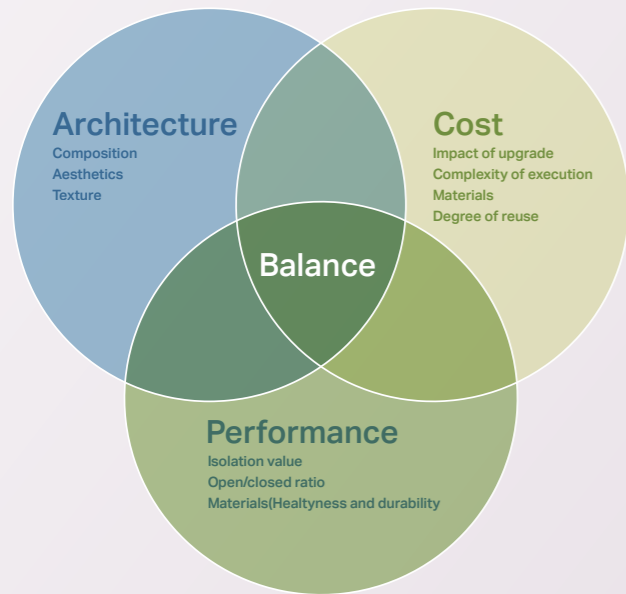


Existing Facade Strategy

Finding the Right Balance

Transforming facades is about striking a balance between architectural composition, cost, and performance. Architecturally, we focus on aesthetics, textures, and composition, while also factoring in the cost of upgrades, execution complexity, material use, and potential for reuse. Performance-wise, isolation value, open/closed ratios, and facade condition are key considerations. We analyze the existing facades on three layers: the ground floor, middle section, and technical rooftops. Our strategy for the ground floor em-

phasizes transparency and public access through new passages. The middle part shapes how the building is perceived from the street, while the technical rooftops are reimagined as spaces for views and terrace access. Whether retaining and upgrading, adding new layers, or fully renewing the facade, we assess these options holistically and per plot, with varying degrees of transformation.



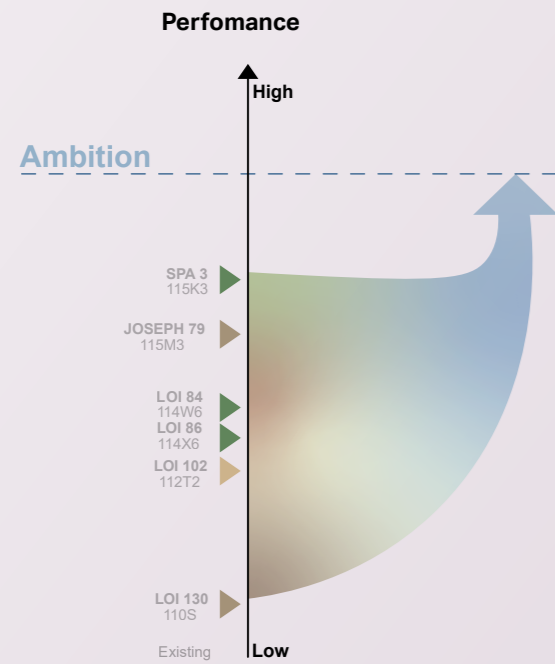
Top Layer



Middle Layer



Bottom Layer



Existing Facade Strategy

Varying Approaches



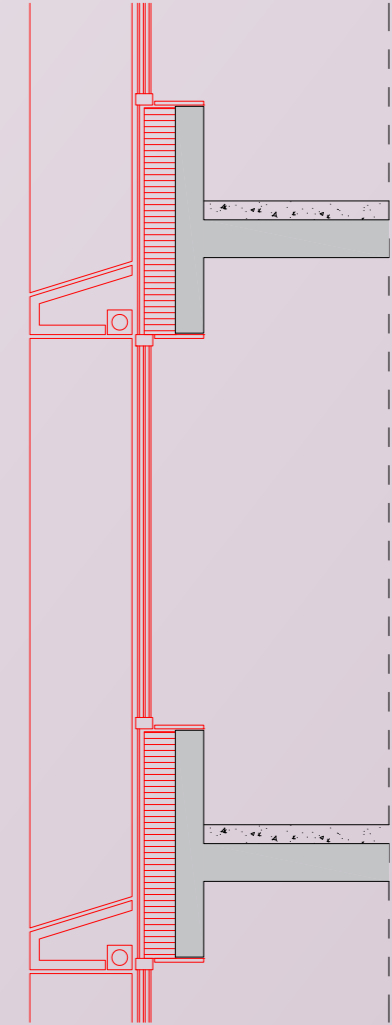
Typical Existing Facade

An initial analysis of the existing facades to be made. Depending on the architectural quality, need for renovation and thermal performance, several strategies can be envisaged.



Interior Post-Insulation and Window Replacement

- Pros:**
- Existing facade may be maintained where required / preferred.
 - Less costly strategy.
- Cons:**
- Optimal thermal performance not ensured. Technical analysis required to avoid
 - Loss of internal m2.
 - No adding of passive shading etc. added to the façade.



Add-On Facade

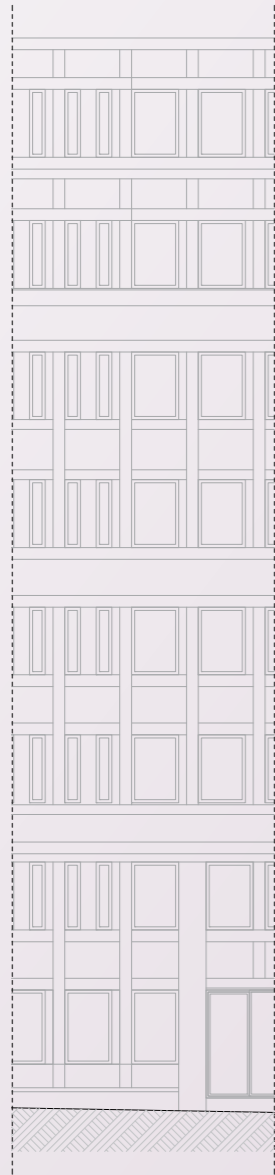
- Pros:**
- Good thermal performance.
 - Possibility of updating the facade design where preferred / required. E.g. improved daylight, passive sun screening etc.
 - Interior m2 not impacted.
- Cons:**
- Negative sustainability impact if existing facade material is not reused.
 - Exterior facade alignment not respected.
 - Expensive strategy.

Existing Facade Strategy

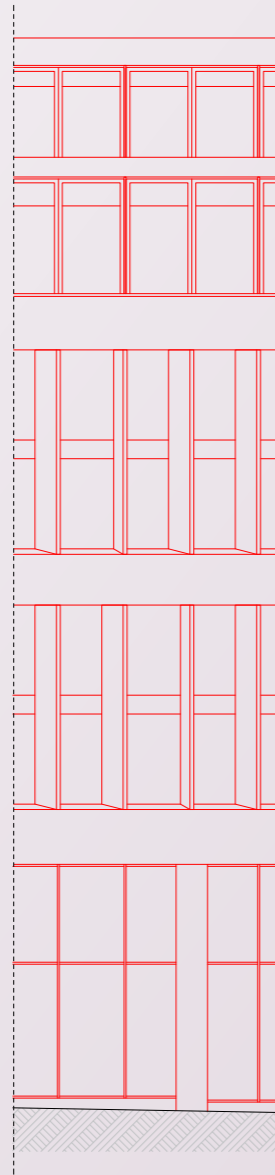
Individual Solutions

The drawings below illustrate how the previously mentioned methodology can be applied on two typical existing facades.

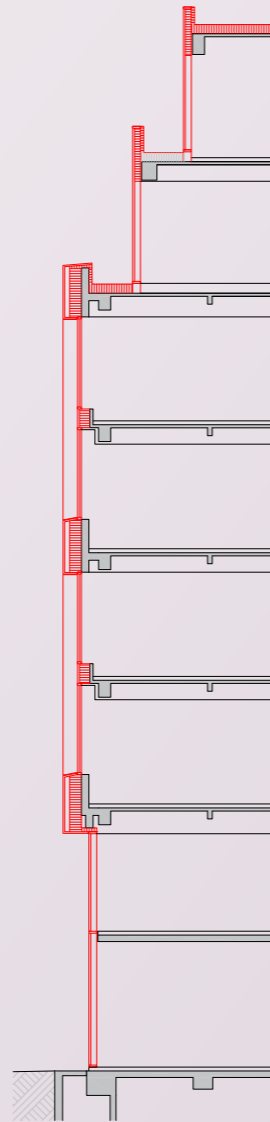
JOSEPH 79



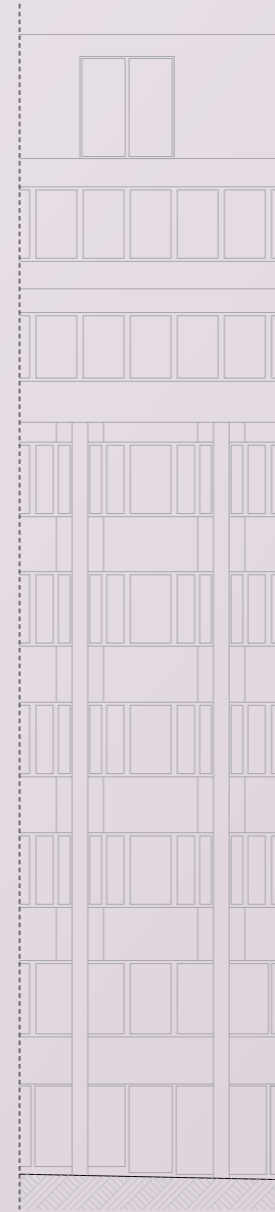
Existing Facade



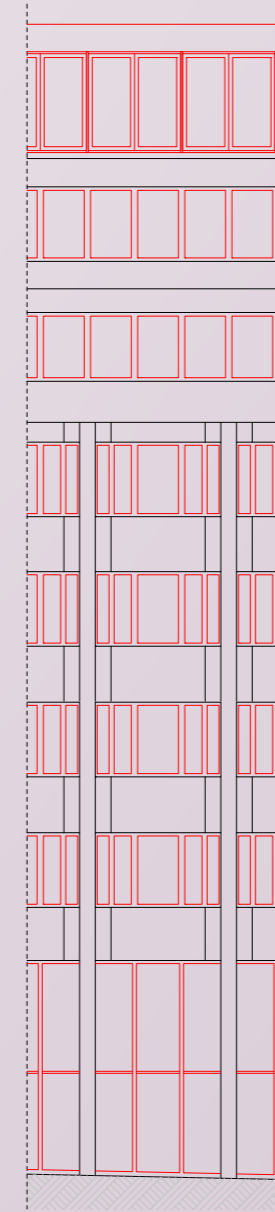
Transformed Facade



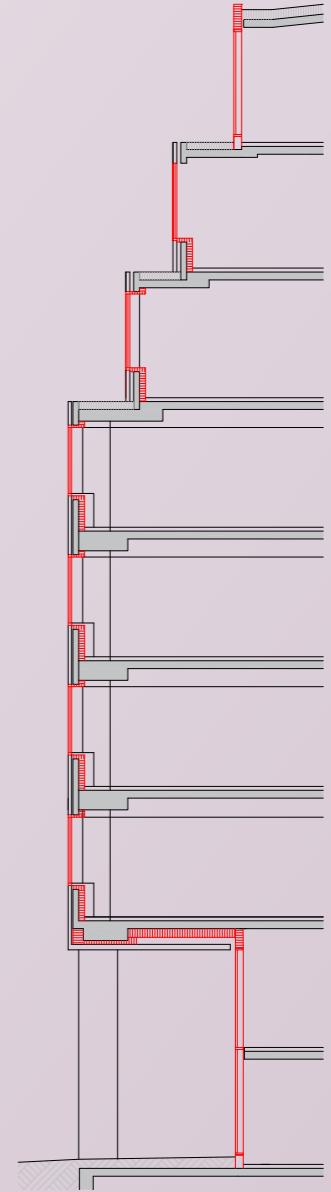
LOI 130



Existing Facade



Transformed Facade



JOSEPH 79

LOI 130

Existing Facade Strategy

Rue de la Loi - Enhancing Entrance Visibility and Wayfinding

The strategy for the existing facade focuses on highlighting entrance points at key locations through the strategic use of double-height facades and transparent corners. These design elements enhance visual connections to the entrances, making them more prominent and inviting. Additionally, differentiating materials can be employed to

establish a distinct character, further aiding in clear wayfinding and navigation throughout the site. This approach ensures that entrance areas are both visually striking and easily identifiable, contributing to a cohesive and intuitive user experience.



Passage to Foodcourt

Entrance to Foodcourt, Public Roof
and Office Lobby



View from Rue de Tréves



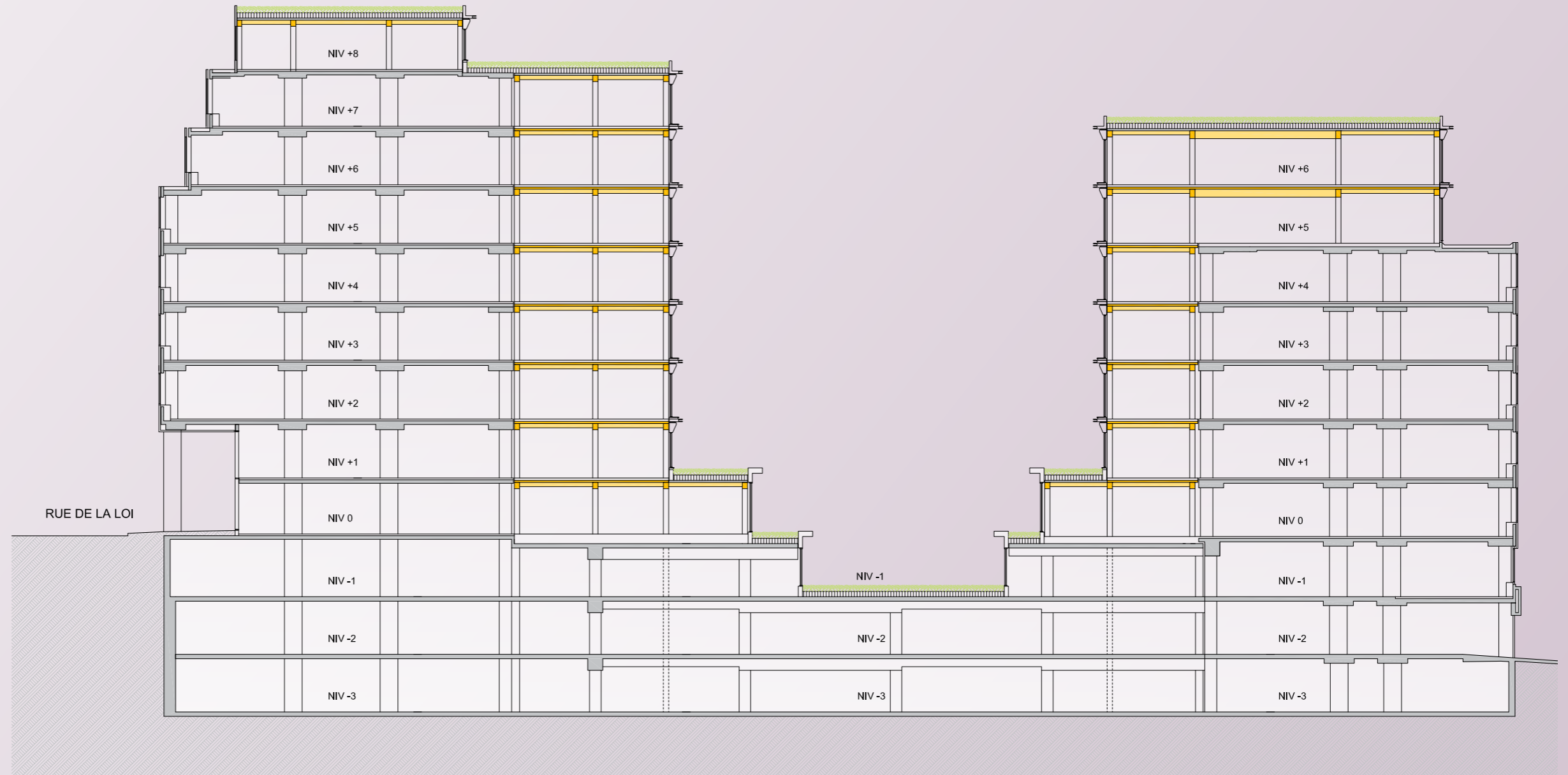
Entrance to Metro

Technique and Materials

Hybrid Structures

A wood structure or composite wood/concrete structure for the added volumes is proposed. The use of wood minimizes the weight of the added superstructure which is an advantage when building on and next to existing structures.

Shorter spans of a timber structure allows for aligning with the existing grid and the structural height can be minimized.

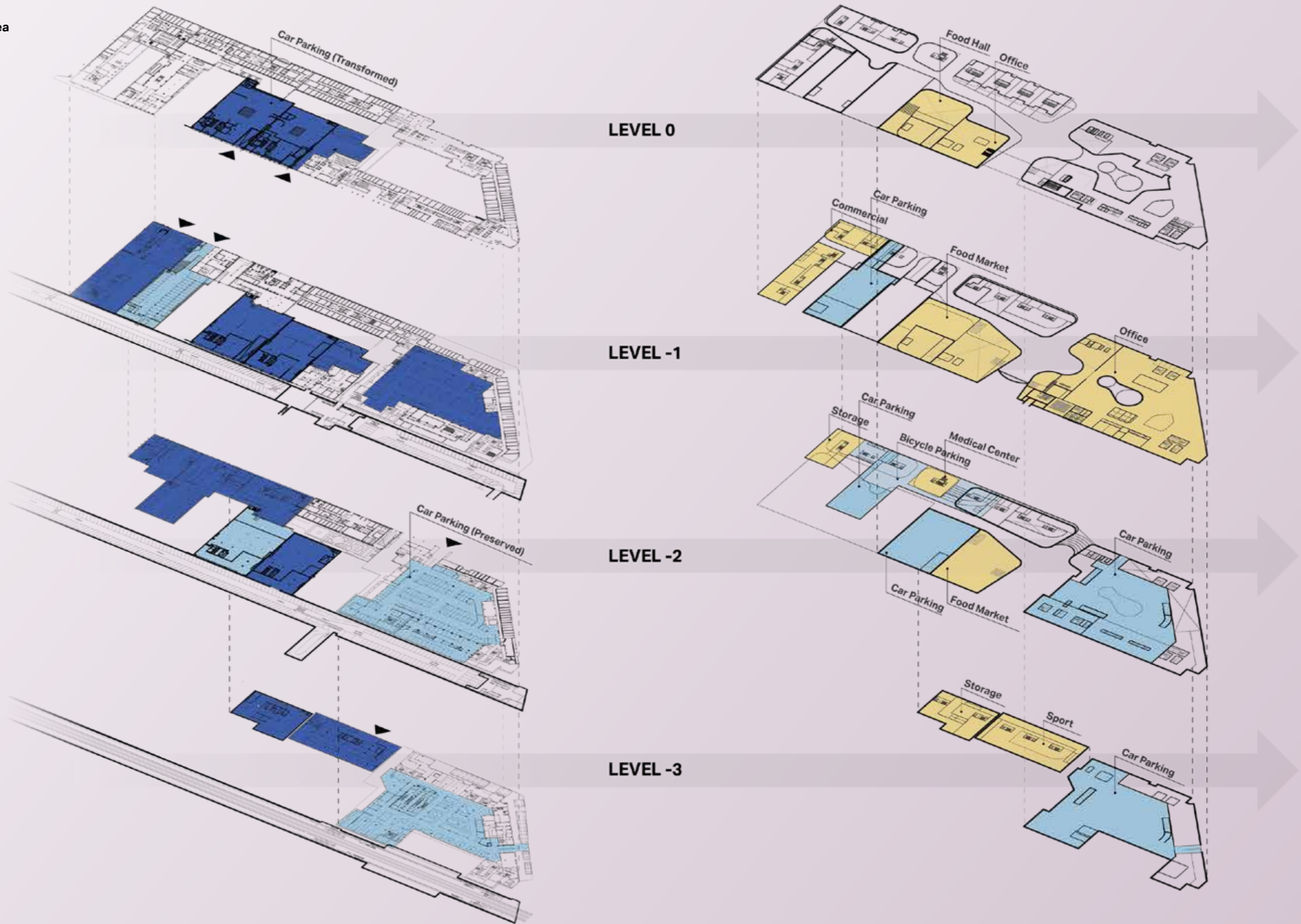


Optimisation

Upgrading Parking Surfaces to Lettable Area

The key objective of the project is to reimagine and repurpose existing parking and technical spaces into functional, leasable areas. A comprehensive analysis of the current site conditions was conducted to identify opportunities for value addition and strategic transformation. This process involved a meticulous evaluation to achieve an optimal balance between enhancing utility and maintaining structural integrity. The redefined spaces now accommodate a diverse range of functions, including sports facilities, office spaces, a food court, bike parking, and storage areas, each designed to integrate seamlessly into the overall architectural framework and community needs.

- Car Parking (To be Transformed)
- Car Parking (Kept)
- Optimised Areas



Overview of Transformed Areas

Program

According to additional informations received on august 23rd 2024

Existing situation

Total offices GFA aboveground	81.160 m ²
Total offices in GFA underground	6.856 m ²
Total techn. spaces GFA aboveground	4.323 m ²

Total GFA offices* (incl. aboveground Tech. spaces) 92.339 m²

Objectives

Office space	70%	64.637 m ²
Residential	25%	23.085 m ²
Amenities/Retail	5%	4.617 m ²

Objectives including optimisation (15%)

Office space	74.333 m ²
Residential	26.547 m ²
Amenities/Retail	5.309 m ²

External compensation

5-10% of m² ilot 130 - Only applicable on the office

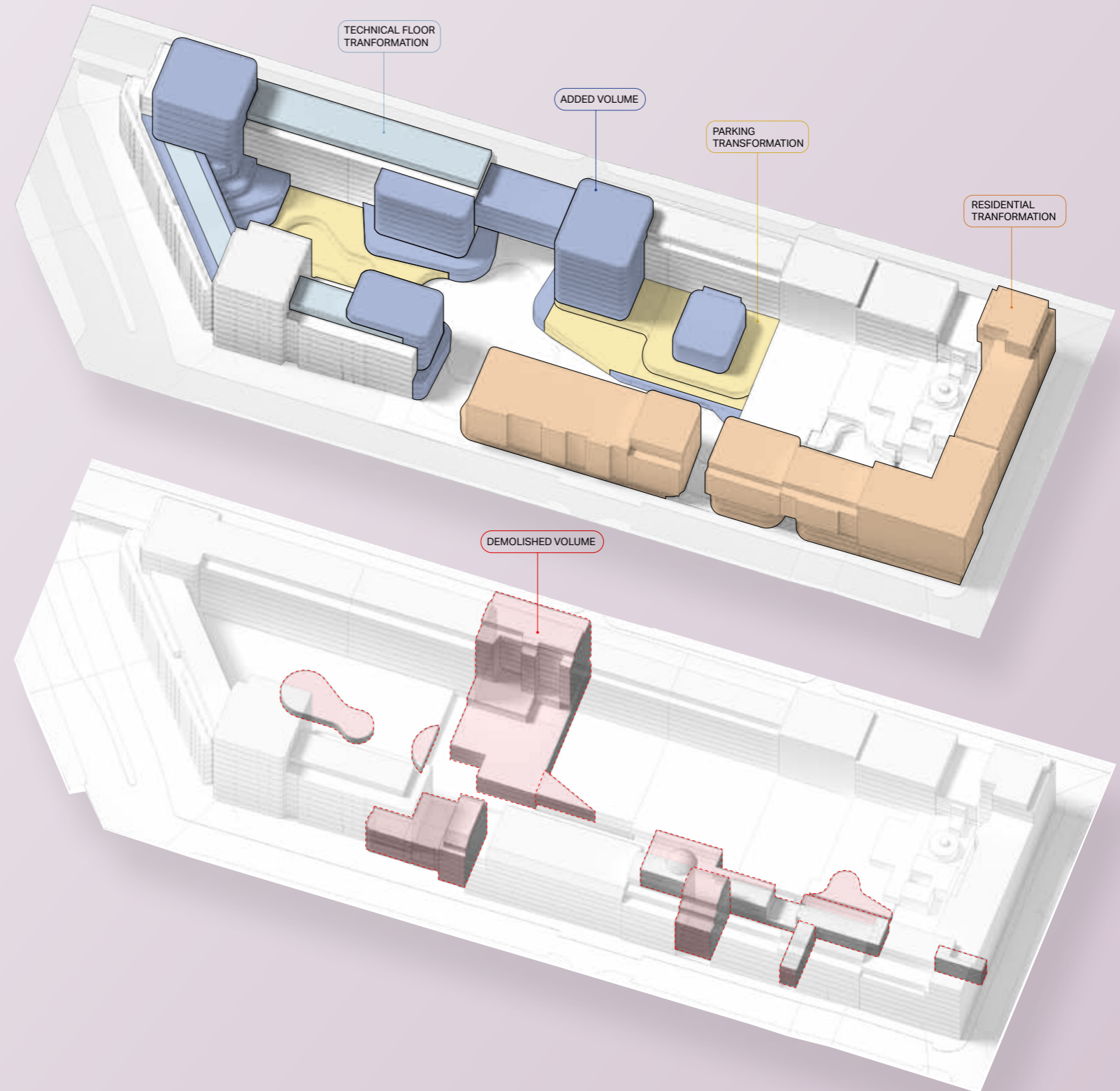
Office space	81.833 m ²
Residential	26.547 m ²
Amenities/Retail	5.309 m ²

Total objectives 113.690 m²

Proposed project

Office space	76.582 m ²
Residential	24.597 m ²
Housing	65% 15.997 m ²
Social housing	28% 6.887 m ²
Coliving	7% 1.713 m ²
Amenities/Retail	11.820 m ²

Total proposed project 112.999 m²





Ilot 130

3XN GXXN

ARTBUILD

