WATERLOO 115

ATAMA CARMODY GROARKE ECOWORKS

Five ideas rooted in heritage

1
Urban Connections

Opening up the plinth and courtyards connects the project to its context and increases accessibility on all sides of the building.

2
Restoring the crown

Historically the cornice was a closed part of the facade. We will restore it to its original status and promote improved daylight, ceiling heights and living conditions.

3
Optimising the hidden levels

Don’t waste space. By strategically optimising the free height of the lower ground and of the ‘hidden’ sixth level, we reduce development risks and win an extra floor of valuable space.

4
Good living

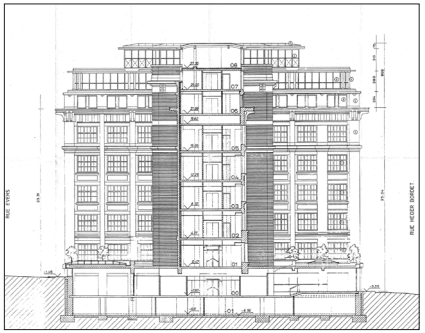
In both the existing spaces and the new extension, our ambition is to reveal the original qualities of the built heritage, such as generous clear heights and optimal daylight conditions.

5
A hotel is a destination

The hotel will become a landmark destination for Brussels; reinforcing its distinctive architectural character with complimentary additions that amplify its heritage.

Street scene with courtyard access.

Historic facade with closed cornice.



Section building application 1996

Interior image with daylit, characteristic rooms.

Main entrance with listed framing.

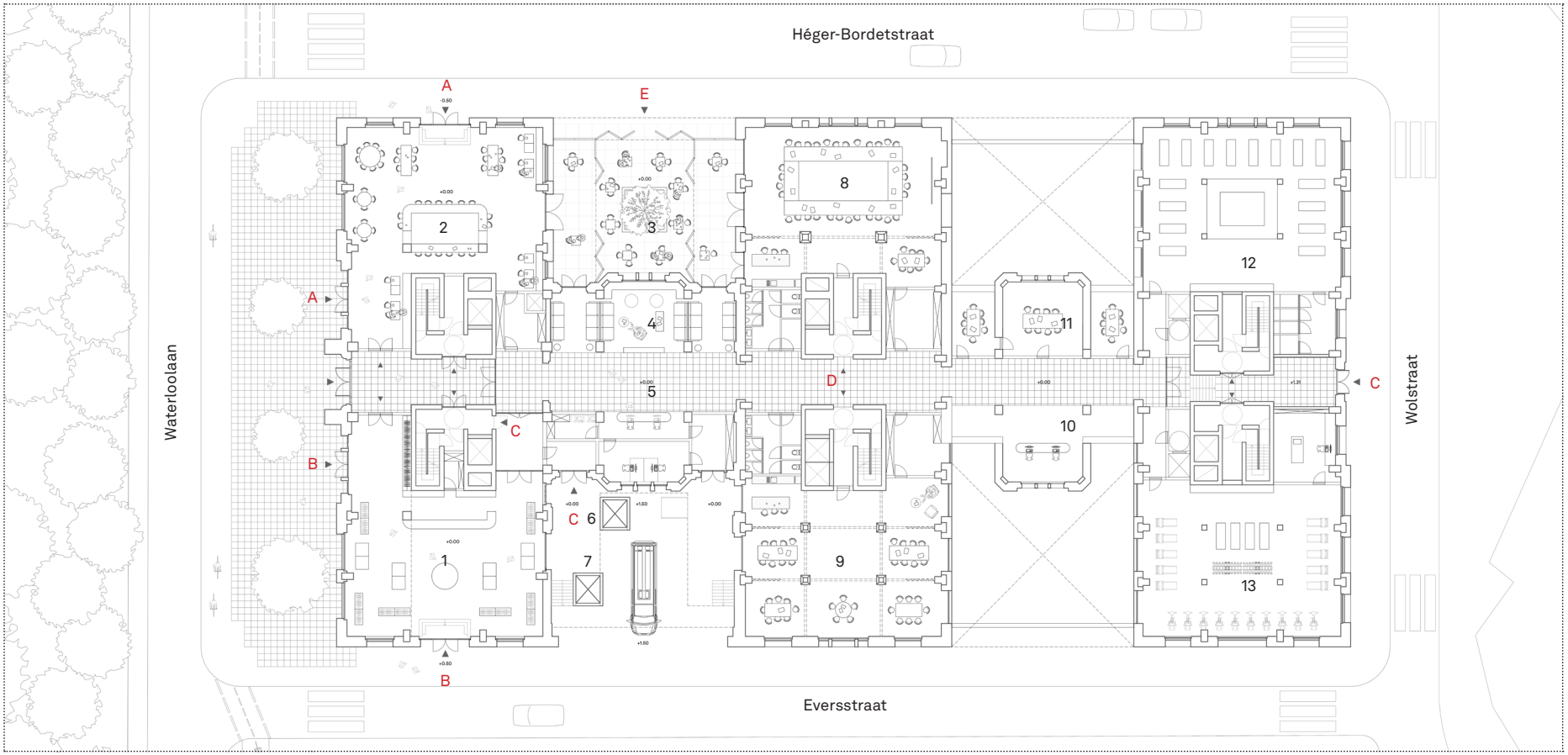
1 Urban connections

Urban Connections

The plinth of the building will be opened up and animated with new public functions. A new restaurant, on the corner of Waterloo Avenue, will be accessible from both the street and the interior. A partly covered space in the inner courtyard will create an all-weather hospitality space, that can expand in good weather using folding glazed doors, to fill the entire courtyard. Planting in the courtyard will be chosen to withstand the urban climate and improve biodiversity. Carefully located planting on the new balconies will help to control privacy between hotel and residences and help lend a residential character to the building in the street.

New awnings at street level signify the increased public activity of the ground floor and help extend the activity of the building into street life.

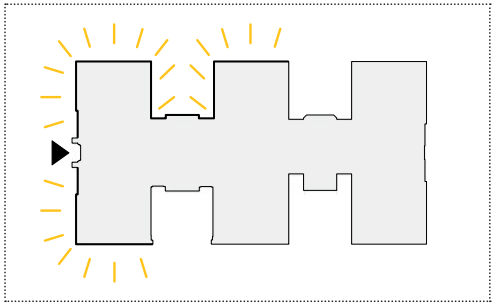
The courtyard on Evers Street is similarly conceived but serves as a discrete residential access and a services point for the Hotel. The topography around the site was carefully studied and maximum accessibility is ensured.



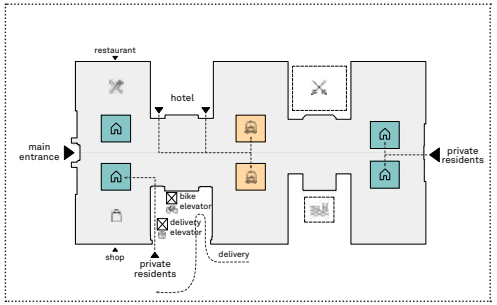
Plan ground floor
Legend:

1. retail shop
2. horeca
3. hotel courtyard
4. hotel lobby
5. hotel reception
6. bike p. elevator
7. goods elevator
8. meeting room/ convention room
9. offices/meeting rooms
10. sports reception
11. meeting rooms
12. sports
13. sports

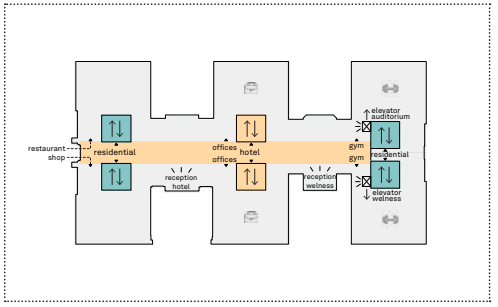
A. entrance horeca
B. entrance retail
C. entrance residents
D. access hotel rooms
E. access courtyard



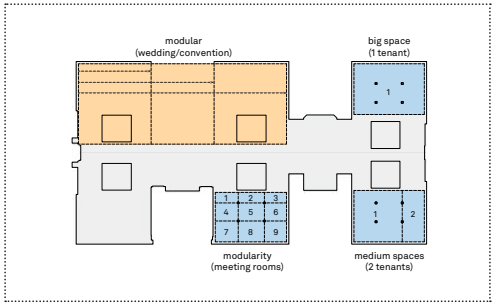
360 ° active edges
The project adapts itself to the urban fabric intelligently, positioning the more engaging programs on the front edges, creating a clear front to the building at the level of the plinth.



A legible ground floor
All flows in the building have been carefully studied so that they can happen independently. Extra attention goes to residents who have separate entrances. Crossing to the underground car park is also logically situated.

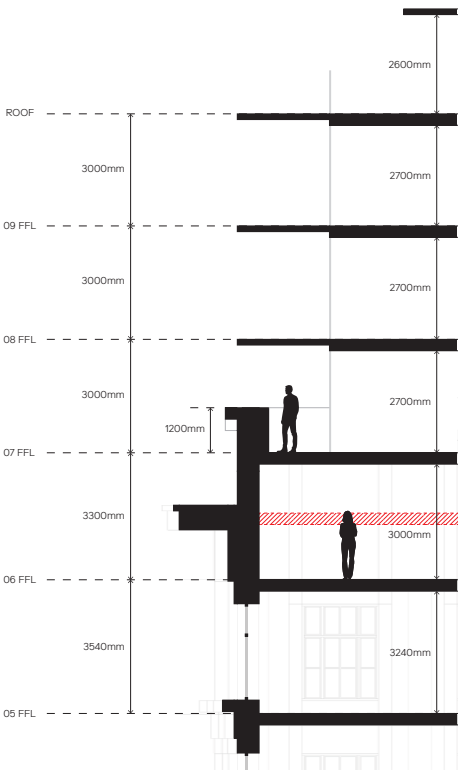


Flows
Three new circulation cores are logically located along the central axis. The central core serves only the hotel.
Two receptions are located along the central axis: one for the hotel, the other for the sports/spa facility. Separate lifts lead to the auditorium at +1 and to -1.



A flexible groundfloor
The restaurant, courtyard and large meeting room can be used together for events or small conferences.
The meeting rooms can be divided into different sizes. The shop can be divided into two separate shops.

2 Restoring the crown



Sectional study

Corniche level today.

Cornice

The cornice, originally a closed element of the facade, was partly opened up over time by inserting windows. It will be closed again, restoring it to its original state.

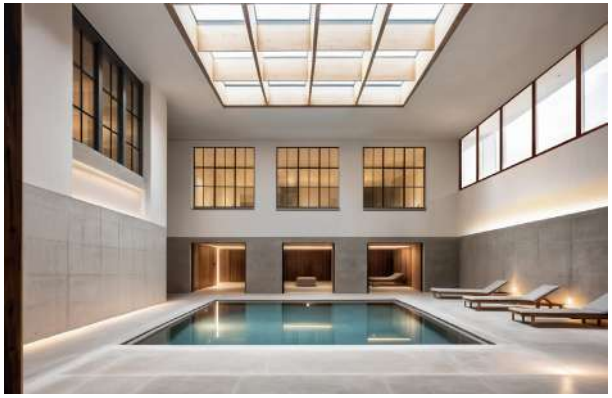
The space behind the cornice has limited daylight qualities, offers little or no scope for quality private outdoor space and views are very limited. We see this building layer as a serious development risk. Our approach is to adapt the internal level and allocate it to technical space and private storage, freeing up highly valuable space in the basement to instead be used for sports or conference functions.

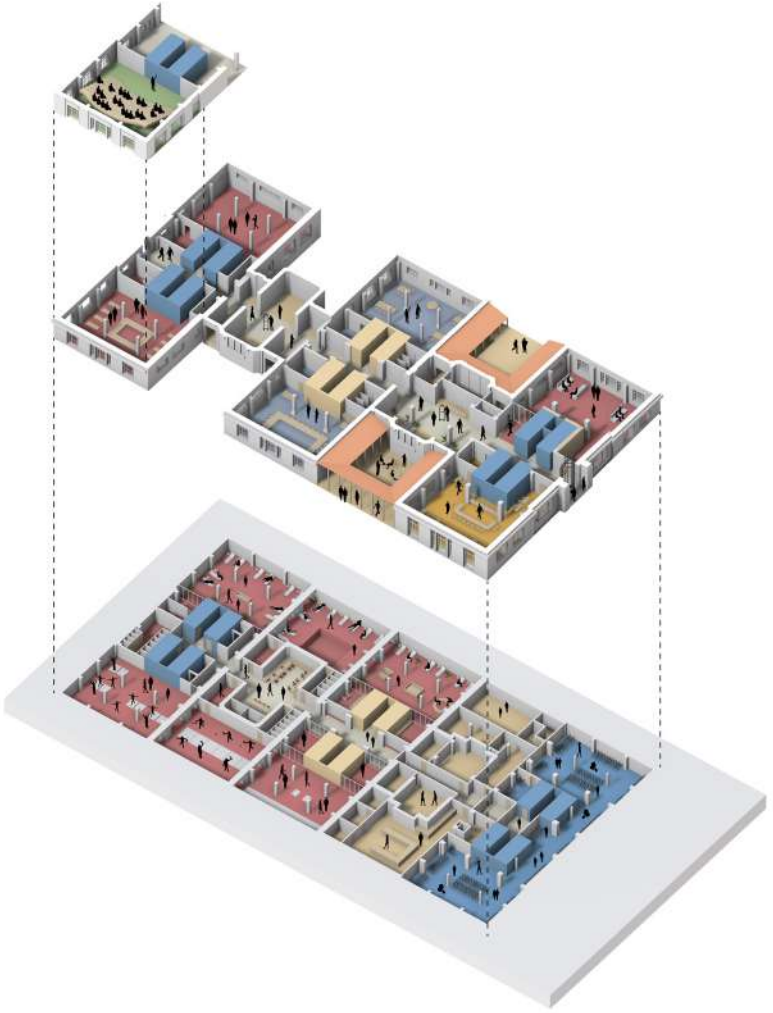
Crown

The addition is respectful of the built heritage, from which it derives certain elements. The first layer above the cornice has a heavier facade construction, with terraces between pilaster elements in the same natural stone as the cornice.

The two upper levels are lighter and are made up of cantilevered metal-clad balconies that recall the gable end of the existing building. Between them, wooden columns are placed at the rhythm of the base. The cladding of the façade is in wood, fully protected by the overhanging balconies.

3 Optimising the hidden levels





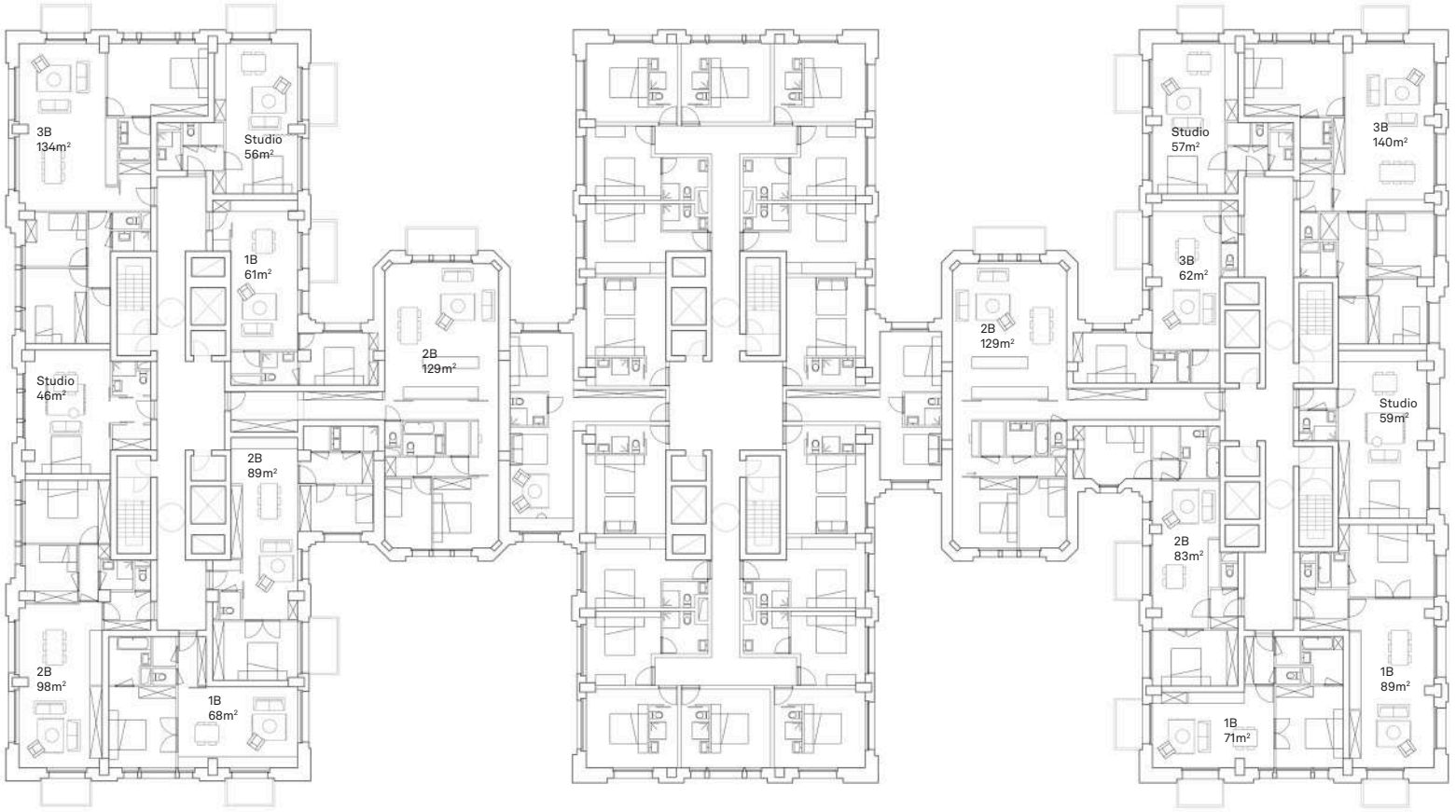
Axonometric drawing

Liberating the lower ground

By removing the upper slab that caps the transfer structure at level six, we free this zone up and can capitalise upon it. By creating a technical floor behind the cornice, we can take advantage of the basement for other programme, like sports, spa and wellness, and conference facilities. Analysis of the basement shows that we can strategically increase its free height up to 2.8m in the lowest areas, as well as create two large double-height basement rooms up to 4.5m high that benefit from daylight from above.

In the above axonometric view and spatial vignettes, we depict the potential of the plinth (ground and lower ground floors) as an extensive sports-spa-conference facility of up to 3,000m2, made possible by the new technical and storage floor at level six. By freeing the basement spaces for other uses, and by strategically adjusting the clear height, development risk is reduced, and the plinth is fully activated.

4 Good Living

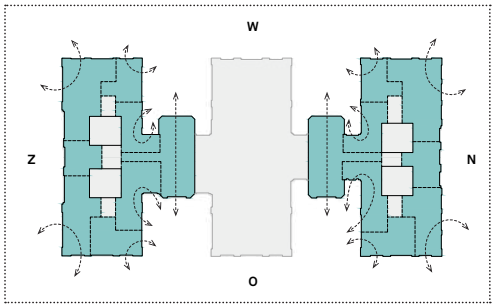


Good Living

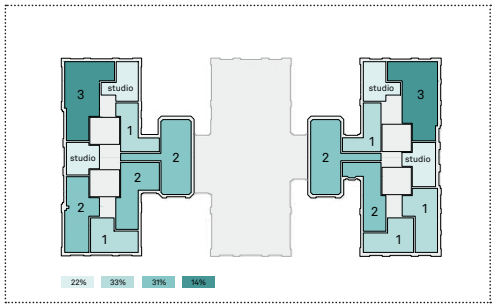
The residences will be arranged in the front and rear wings around compact new circulation cores that comply with high-rise building regulations. Maximum account is taken of the existing structure and window layout.

Almost all flats have two facades and a private outdoor space in the form of a carefully designed balcony of lightweight metal construction, taking their cue from those visible in historic images of the building. Bathrooms and (technical) storerooms are placed centrally, so that all rooms enjoy maximum daylight.

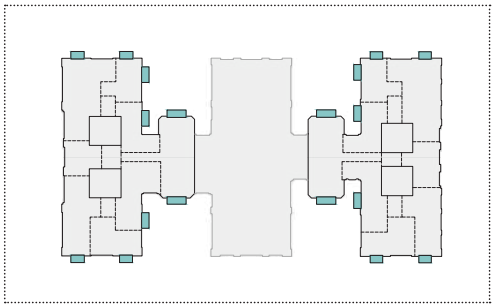
Privacy between hotel and residences is guaranteed by avoiding conflicts in the inner corners of the plan, where hotel and apartments are closest to each other. The regional urban development regulation (GSV) is respected.



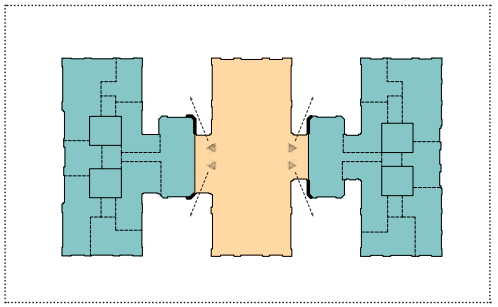
A maximum of flats with multiple facades was obtained.



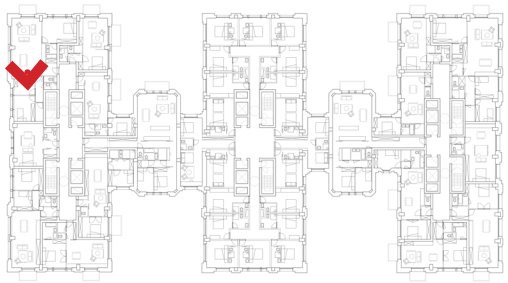
Distribution of flats by size.



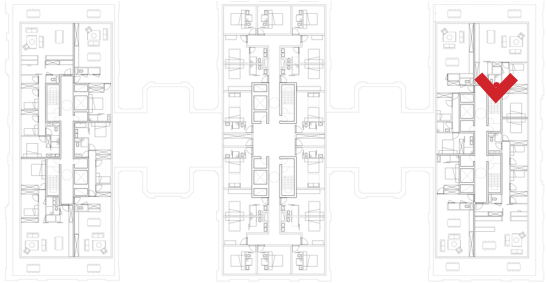
The position of private outdoor spaces.



Privacy between hotel and apartments is managed by precisely designing the internal corners.

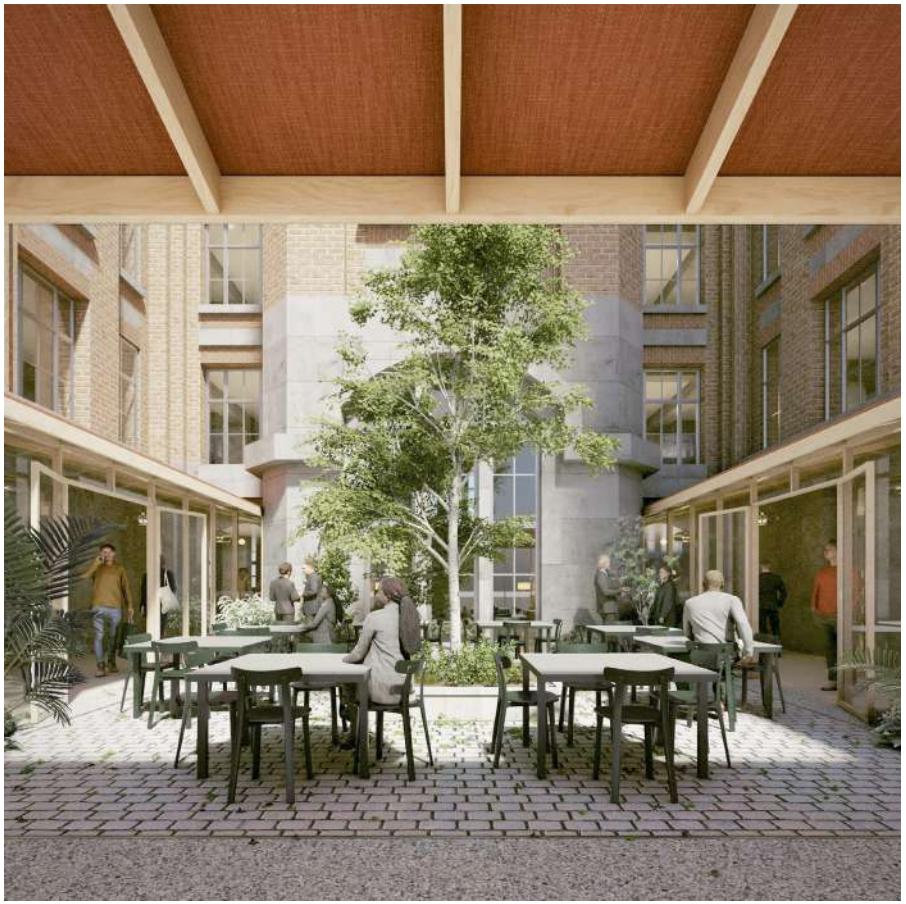


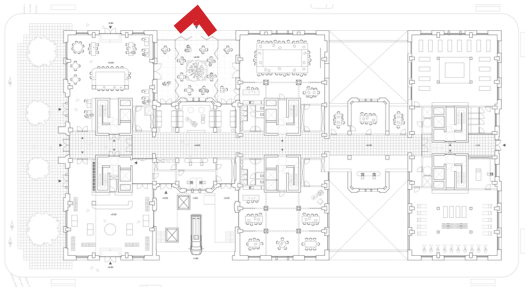
Interior view of an apartment in the existing building, taking advantage of the generous existing window area to allow for maximum natural daylighting.



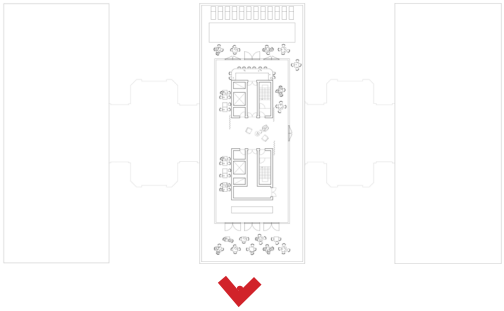
Interior view of an apartment in the new extension, featuring floor-to-ceiling glazing and sizeable outdoor terraces.

5 A hotel is a destination



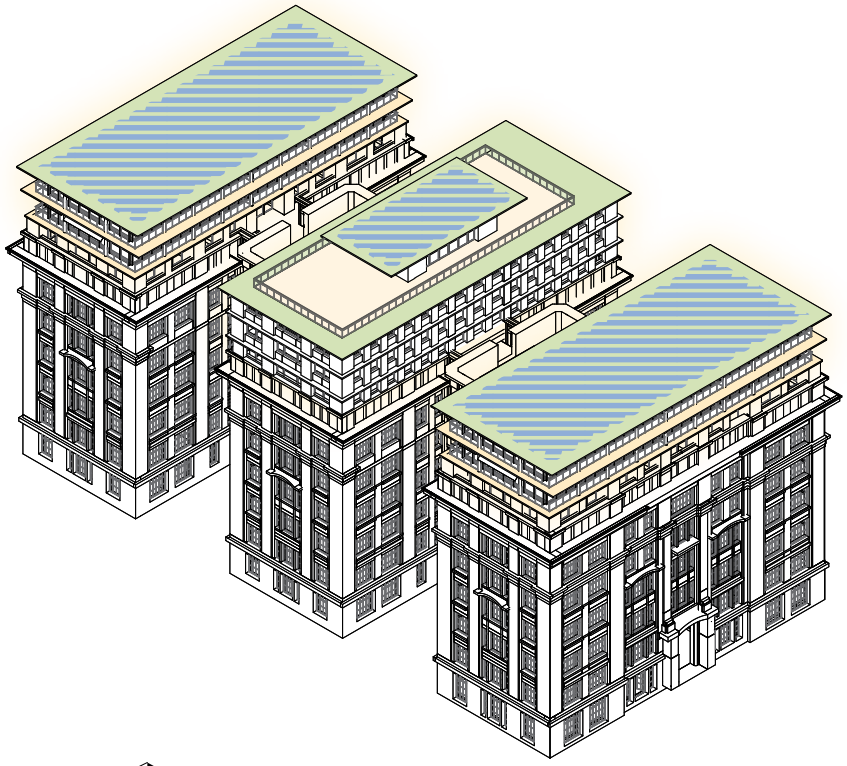


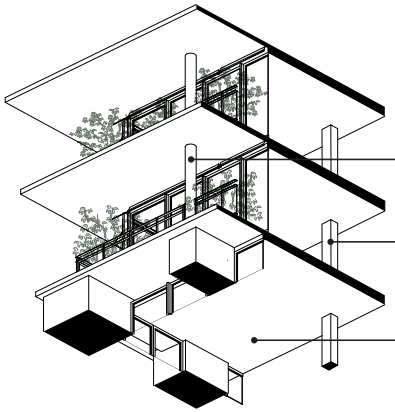
View of the south-facing courtyard. The partially covered outdoor space is accessible from the street and connects to the restaurant and multifunctional space of the middle wing.



A pavilion with a bar and infinity pool will be situated on the roof, with views over Brussels. Vegetation and an accessible zone up to the appropriate distance from the roof edge guarantee privacy for the flats.

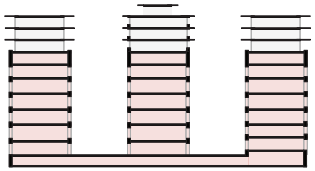
Doing the Most with the Least





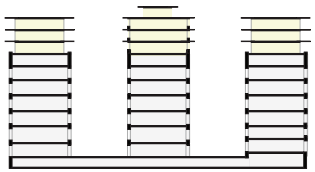
Designed to Retain

The retention as much of the existing building has been prioritised. Carbon intensive activites such as removing slabs are limited to where they will have the most impact.



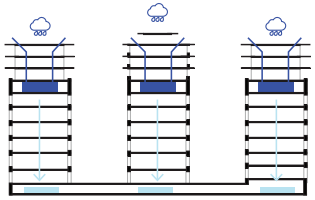
Designed to Reduce

The new primary strcutre is proposed as a timber and concrete hybrid. Timber reduces weight whilst concrete slab tops provide thermal mass to the apartments.



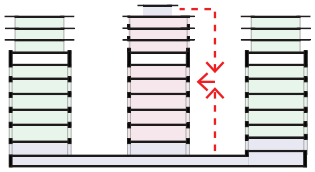
Designed to Reclaim

The buildings roofs will host a PV array, whilst water will be reclaimed for grey use and irregation.



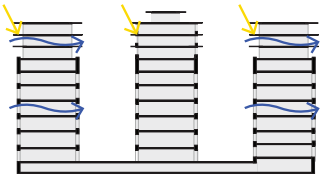
Designed to Reuse

The buildings systems can be optimised to reuse heat generated from hotel and sport activites in residential spaces and optimised for differing day and night uses.



Designed for Living

All 1,2 and 3 bed apartments have dual aspect with a balcony. They can be naturally ventilated and have excellent levels of day-light. The new slabs provide solar shading.

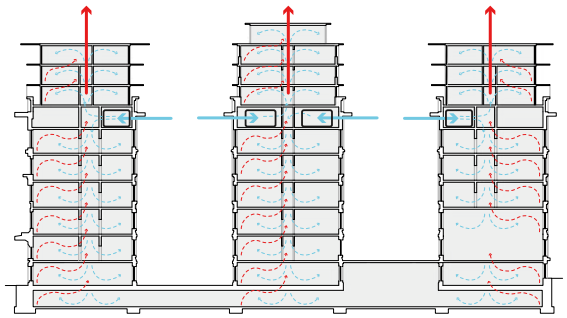


Technical information

Table of gross surfaces (excluding balconies & exterior spaces)

m2 per floor	Housing		Hotel		Retail		Sport		Office		Horeca		TOTAL
-1	bikeparking + circulation	710 m²	hotel techniques	490 m²	-	-	welness + sport	1.873 m²	-	-	-	-	3.073 m²
0	lobby + circulation cores	340 m²	lobby + circulation cores	608 m²	shop	250 m²	sport + entrance	551 m²	workspaces	520 m²	restaurant	250 m²	2.519 m²
1	apartments	1.193 m²	hotel rooms + circulation	610 m²	-	-	-	-	auditorium	215 m²	-	-	2.018 m²
2	apartments	1.381 m²	hotel rooms	652 m²	-	-	-	-	-	-	-	-	2.033 m²
3	apartments	1.599 m²	hotel rooms	652 m²	-	-	-	-	-	-	-	-	2.251 m²
4	apartments	1.599 m²	hotel rooms	652 m²	-	-	-	-	-	-	-	-	2.251 m²
5	apartments	1.599 m²	hotel rooms	652 m²	-	-	-	-	-	-	-	-	2.251 m²
6	storage + techniques	1.586 m²	hotel rooms	577 m²	-	-	-	-	-	-	-	-	2.163 m²
7	apartments	897 m²	hotel rooms	577 m²	-	-	-	-	-	-	-	-	1.474 m²
8	apartments	897 m²	hotel rooms	577 m²	-	-	-	-	-	-	-	-	1.474 m²
9	apartments	897 m²	breakfast room	468 m²	-	-	-	-	-	-	-	-	1.365 m²
10	-	-	rooftop bar + pool	237 m²	-	-	-	-	-	-	-	-	237 m²
		12.698 m²		**6.752 m²**		**250 m²**		**2.424 m²**		**735 m²**		**250 m²**	**23.109 m²**

units per floor	Studio	1B	2B	3B	S	L
-1	-	-	-	-	-	-
0	-	-	-	-	-	-
1	5	7	0	1	14	4
2	5	5	4	1	14	6
3	4	5	5	2	14	6
4	4	5	5	2	14	6
5	4	5	5	2	14	6
6	-	-	-	-	-	-
7	-	2	4	2	14	4
8	-	2	4	2	14	4
9	-	2	4	2	-	-
10	-	-	-	-	-	-
	22	**33**	**31**	**14**	**98**	**36**
	22%	33%	31%	14%	73%	27%
	100 100%				**134** 100%	



By placing the technical spaces on an intermediate layer, ducts can be limited in diameter. In addition, the extensive air intake can be achieved via the façade, without having to create large shafts throughout the building from basement to the roof (which would add building cost, noise and reduce the sales surface of each floor).