

# WATERLOO 115

RENOVATION AND RECONVERSION PROJECT FOR THE BUILDING  
WATERLOO 115 WITH THE AIM OF TRANSFORMING A MONOFUNCTIONAL BUILDING  
INTO A MULTIFUNCTIONAL BUILDING BRINGING TOGETHER HOUSING, A HOTEL AND  
SERVICES

Boulevard Waterloo 115, 1000 Brussels

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# WATERLOO 115, A BUILDING THAT WELCOMES ALL

The base is opened up to the public space by removing the existing staircase and extending the steel door, all while respecting the original materials. This approach ensures a **seamless connection** between the street level and the interior. Access will now be at ground level, instead of +1.

**The original façade is preserved**, restoring the grandeur of its past. The windows will be replaced with high-performance exterior joinery in varnished oak, following the original model.

The reconstruction of the top two floors will feature a more expressive design in line with the building's material character, using blue stone from the same Sprimont quarry, but applied in a more raw and honest way. This design allows the top two levels to read more as gardens than as buildings, complemented by abundant greenery.

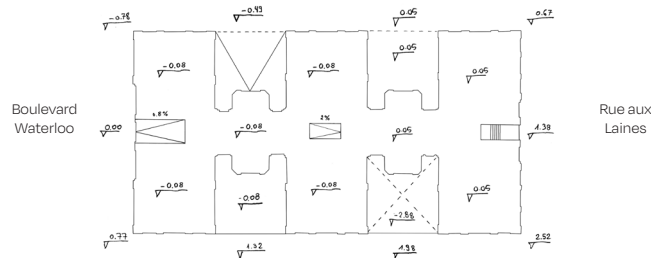
Inside, the atmosphere will evoke a chic quarry feel, **blending raw elegance with refined design elements.**



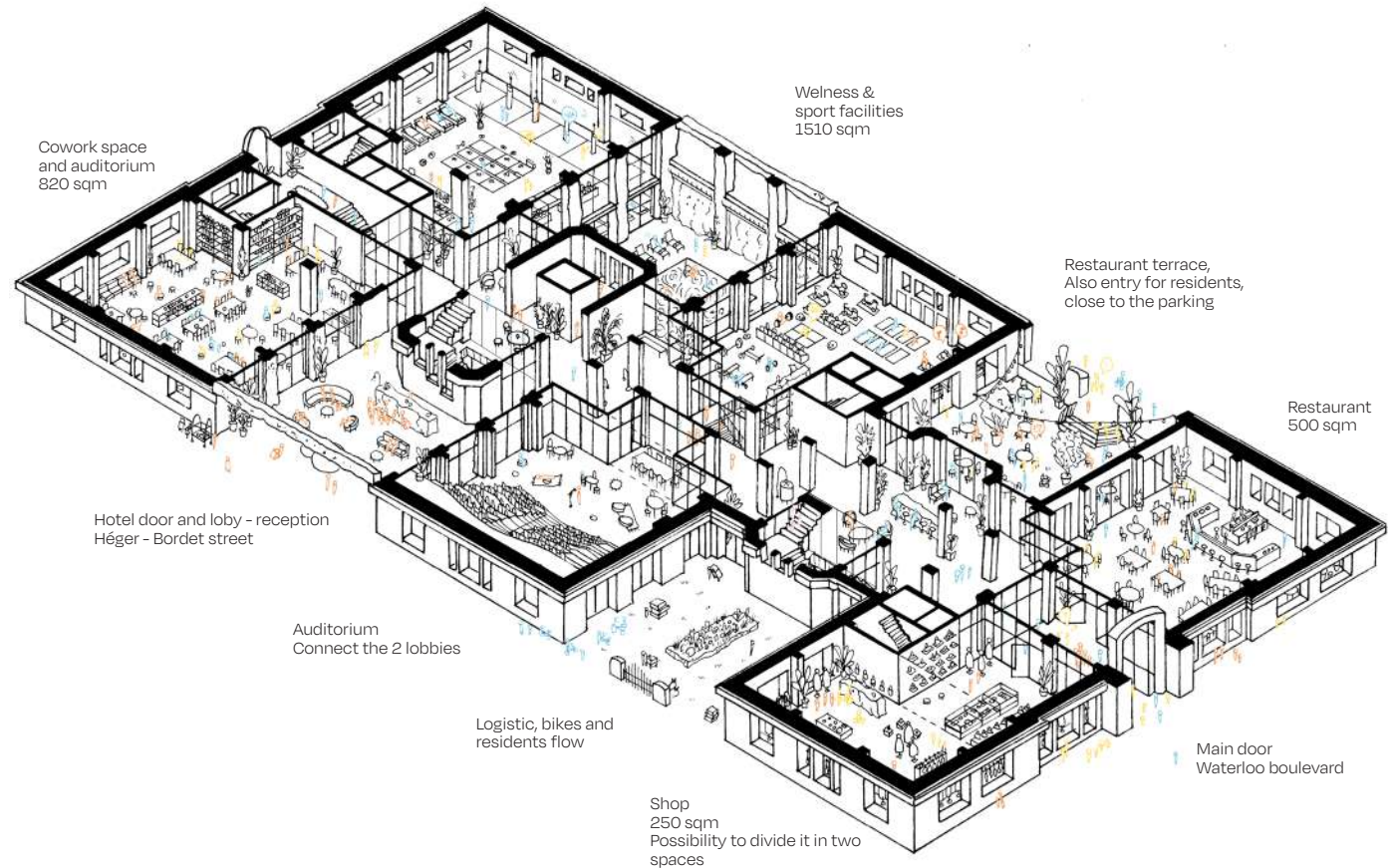
# AN ACTIVE AND VIBRANT GROUND FLOOR

Mixing programs is undeniably an excellent way to energize the building, particularly its base, especially with such complementary uses. However, let's consider a scenario where an organization reserves all 100 hotel rooms. For reasons of security and privacy, it may be preferable for the hotel to operate independently from the rest of the building.

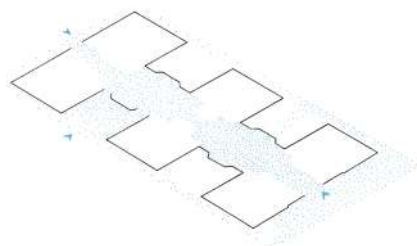
That's why we believe it is essential to offer a **second, complementary entrance** dedicated to the hotel. By studying the surrounding topography of the building, we concluded that it is possible to **align the entire ground floor with the sidewalk level** of Boulevard de Waterloo and the second patio on Héger-Bordet Street. The height difference is only 5 cm.



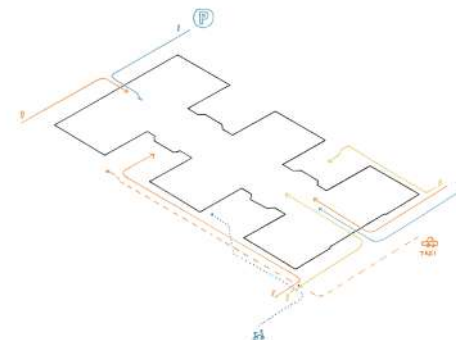
Relocating **the auditorium** to this central position helps connect the various activities, both visually and practically. It becomes a versatile space that can be used by the hotel, the residents, both simultaneously, or rented out to an external organization. In all cases, it activates the base of the building, while reflecting the character and history of the place. It also brings natural light into the lobby thanks to its double height.



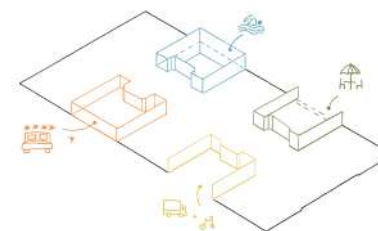
2 independent lobbies, but all can be connected by the auditorium



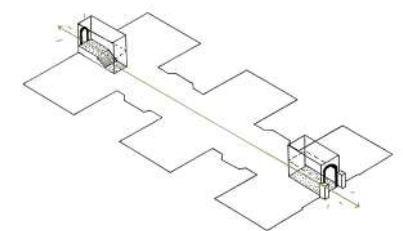
Different entrances for different users



4 ways to use the patios depending on the height difference with the street

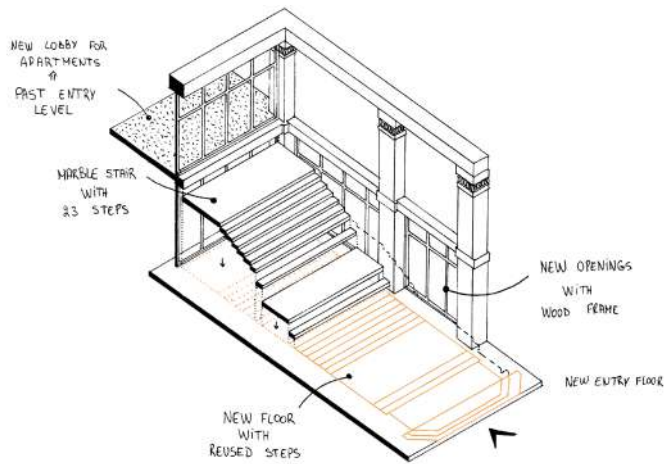


Double-height entrance to enter the building



## A MAJESTIC ENTRANCE WITH A TRIBUTE TO THE PAST

The staircase is carefully removed, with its magnificent marble steps repurposed as the floor of the new entrance hall. This preserves the timeless elegance of the marble while creating a majestic entry that reveals **the building's grandeur and opens to the public space**, inviting visitors in. Access to the shop and restaurant is directly linked to this area, reinforcing the connection to the street. The more intimate lobby then unfolds, offering comfort and a smooth transition to private spaces.



Inside, the building exudes a **chic, refined ambiance**. New interventions are marked by raw blue stone, typical of Brussels, which blends seamlessly with the classical elements, creating a subtle contrast between modernity and history, while enhancing the public base.

Above, glimpses of the exclusive resident lobby can be seen. This space, within the original entrance hall, remains intact and authentic, designed as a relaxing area for residents to unwind, socialize, or enjoy the comfort of their home.



To align the level inside the building with Boulevard de Waterloo, we will remove the blue stone steps and extend the front door.

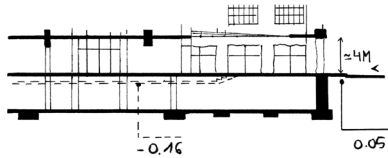


## THE INDEPEDANCE OF THE HOTEL

We propose a **new hotel entrance** that complements, rather than replaces, the main one on Boulevard de Waterloo. It offers flexibility, allowing access points to be separated when needed, while providing a **grand arrival experience**. This helps avoid congestion at the main entrance and prevents guests from entering a multifunctional hall with mixed uses.



we propose to open de facade on the Héger-Bordet street



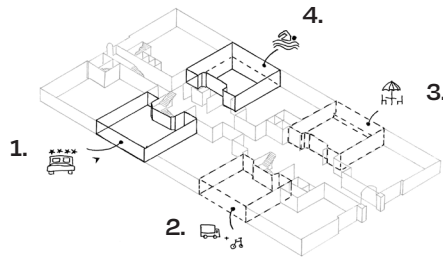
To make this possible, we propose creating an opening in the natural stone base at Hégen-Bordet, while respecting its heritage character. By opening this facade, we can extend the street level ( $0,05$ ) into the building and connect it to the ground floor level ( $0,00 = -3,60$ ). We open the roof of this patio to bring in as much daylight as possible. In this area, we have a ceiling height of 4 meters, allowing us to create a spacious new entrance that **maximizes the amount of light entering the building**.

To the right, the auditorium is visible, showcasing the building's rich history. The luminous ceiling creates a majestic ambiance, while the reception area ensures smooth, intuitive circulation into the hotel complex.



# FOUR PATIOS: THE RESOLUTION WITHIN

The four courtyards act like a set of keys to activate the base of the building. Treated with subtlety, they bring in light and allow for the integration of specific functions. Each one has a unique relationship with the street, due to the double slope that varies from 0 to 1.8 meters. Their layout remains flexible, enabling the ground floor programming to easily adapt to the future user's needs.

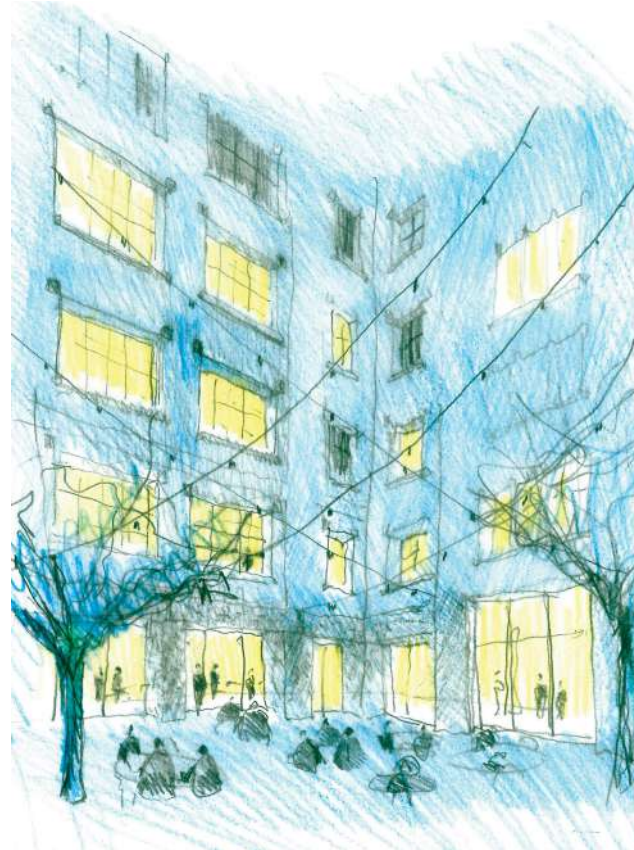


**1. Hotel entrance:** As previously mentioned, this entrance is located in the northern patio on Héger Bordet Street, as it is nearly on the same level as both the street and the building's ground floor.

**2. Resident logistics and flow:** This courtyard ensures access to the bicycle storage via a lift and handles deliveries for the hotel and shop. Its location at street level is logical for circulation.

**3. Restaurant courtyard:** This courtyard brings light into the lobby, recreating the connection with the original space before its conversion into offices, maintaining the overall luminosity.

**4. Swimming pool:** Unlike the others, this courtyard closes in on itself to house a double-height swimming pool or other program, with a ceiling shared with the hotel lobby, ensuring a visual and architectural continuity (see section).



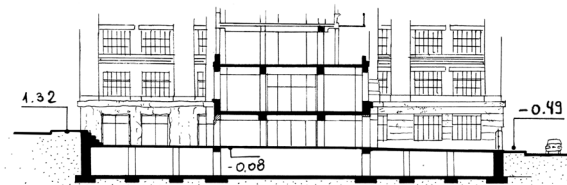
An impression of the view from the restaurant patio, looking towards the open lobby and restaurant. The restaurant has been fully opened up to maximize the light and views into this courtyard.



An impression of how the double-height space could look in this patio, illuminated by the skylight. We propose an indoor pool here, but this space offers potential for many other programs.

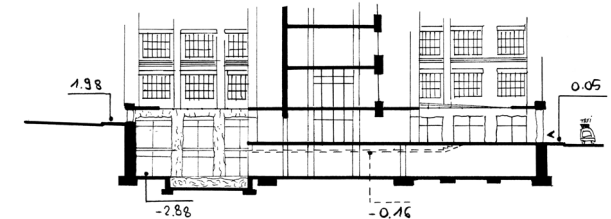


Michelberger Hotel, Berlin - Tuckey Design Studio



Patio 3  
Restaurant terras

Patio 4  
Logistic and bikes



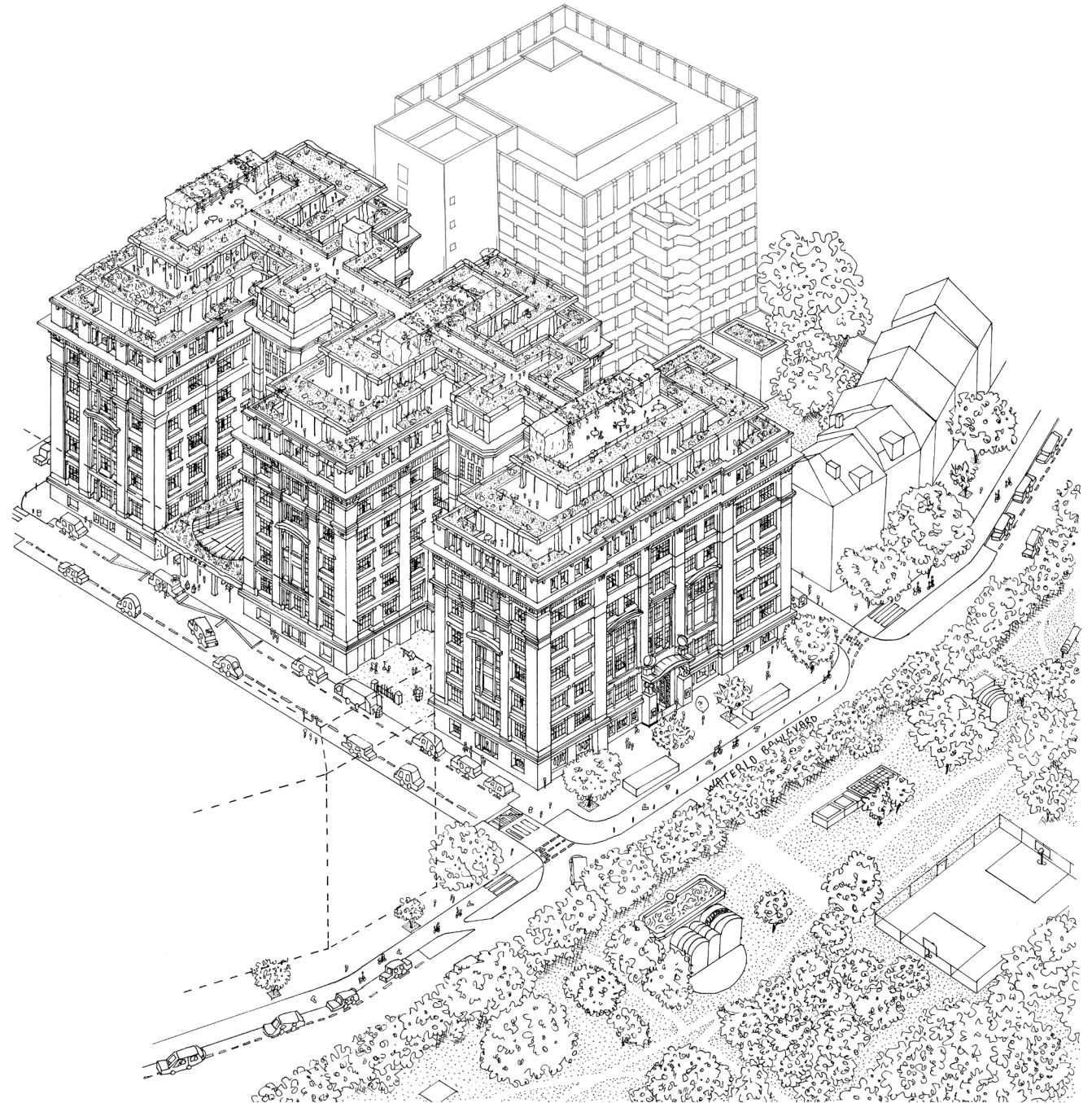
Patio 2  
welfare double height

Patio 1  
hotel entrance

## AN ECOSYSTEM WITH A VIEW

The project does not incorporate vegetation in the four small courtyards of the base, as they play a crucial role in activating the building. However, a remarkable garden occupies the top three floors, offering a green oasis at the heart of the building. This garden continues the green line of the Parc de la Porte de Hall, which marks the beginning of the Saint-Gilles green belt, connecting spaces such as the Parvis, Place Marie Janson, Parc Polus, and Place Morichard. **Our rooftop becomes an extension of this exceptional biodiversity corridor.**

By integrating into this biodiversity network, it becomes a true bridge, a suspended nature space within the city itself. This garden contributes to the ecological enrichment of the urban environment, while providing a place of relaxation and respite for the residents, in full connection with the surrounding nature.



# HABITABILITY ACCORDING TO GOOD LIVING STANDARDS (GSV)

To develop the plans, we have adhered to the GSV (**Good Living Standards**) guidelines, ensuring that all criteria for comfortable and sustainable living are met as much as possible:

## Space Requirements:

Each apartment meets the required gross and net square meters. Here at the right you can see some examples.

## Natural Light:

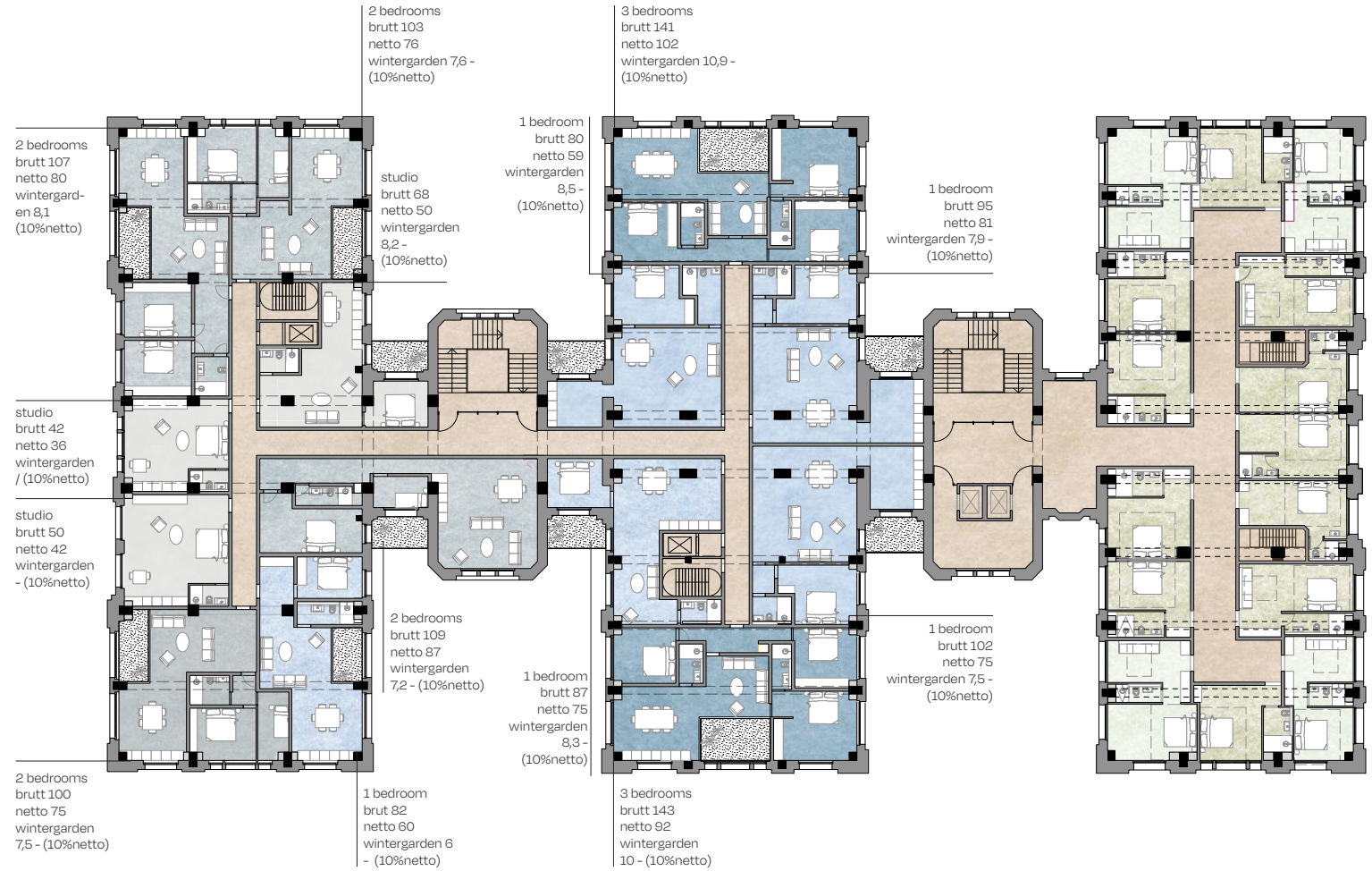
Every apartment complies with the natural light requirement of 1/5 of the net area being lit by natural daylight, through the large existing window openings. No enlargement of these openings is necessary, as the existing windows already meet the light standards.

## Outdoor Space:

Each apartment is provided with an outdoor space, such as a terrace or winter garden, meeting the rule of 10% of the total net area of the dwelling. For studio apartments without private outdoor space, we allocate the outdoor area on the rooftop garden.

**Balconies** are added at the corner of each patio, keeping them out of direct sight. To maximize enjoyment of the terrace, we propose to open the windows down to the floor level. We choose light steel balconies, reminiscent of the former fire evacuation system that was initially planned for the building.

In the brick volume, we have large Bruto surface with an existing window configuration. To balance this, we propose creating integrated **winter gardens**, which seamlessly align with the architectural style of the building. This approach allows us to preserve the existing façade in its entirety, ensuring that no interventions are made to the façade itself.



HOUSING BLOCK 1

HOUSING BLOCK 2

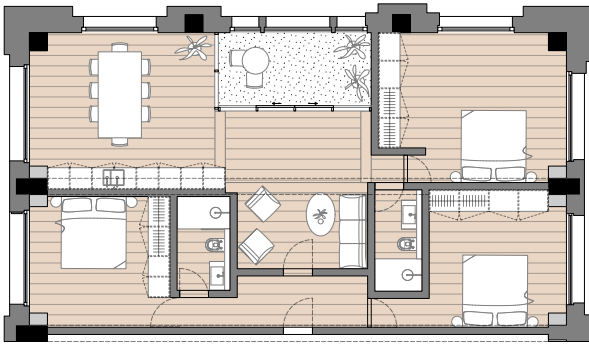
HOTEL BLOCK



## APARTMENTS THAT EMBRACE HISTORY

The apartments will **reflect the building's heritage** and timeless elegance. As you enter, you will be immediately greeted by the generous proportions and geometric shapes that define the building's era—panelled surfaces, sleek lines and accents of polished chrome and lacquered surfaces reflecting soft light throughout.

The spacious living areas and bedrooms feature **large windows framed with dark lacquered wood**, allowing natural light to flood the room, casting a warm glow on the hardwood floors that are rich in colour and sheen. A recessed winter garden is the main feature to the living spaces bringing natural light to the areas further away from the façade and allowing each apartment to benefit from **a private external space**. Across all typologies, the floor plan remains open and flowing, with rooms that communicate with one another, separated by full height passages.



3 bedrooms apartment plan



Archive photos of an old meeting room, future apartment. ULB Archives.

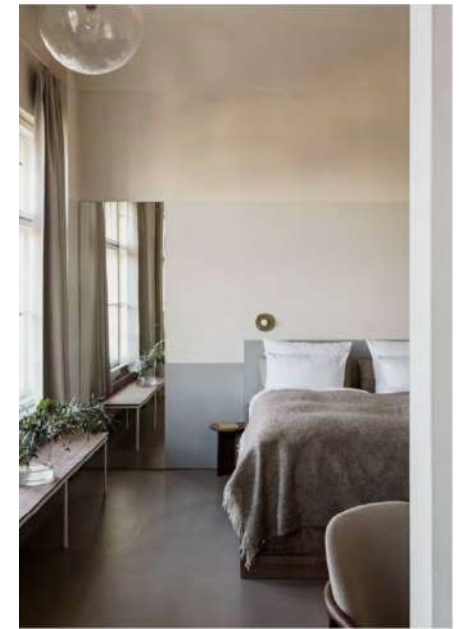


# A HOTEL FRAMING THE CITY

Each hotel room with its timber-panelled walls, high ceilings, and historical touches, will provide a unique atmosphere of quiet luxury, offering a glimpse into the building's past as a hospital while serving as a **serene and sophisticated retreat for the present.**

The design ambition is to return the building's interior to its original glory by reinstalling some of its original features as seen in **the achieve photos.**

Traditional elements such as the timber panelling and wooden framed windows will be balanced with a touch of subtle and period appropriate pieces of furniture and fabrics, which although modern, will evoke a sense of nostalgia.



Left : Herderin, BC architects & studies, Antwerp.  
Right: Michelberger Hotel, Tuckey design studio, Berlin.



Michelberger Hotel, Tuckey design studio, Berlin.

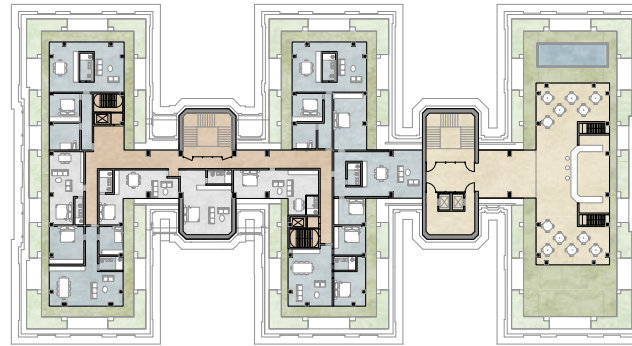
# SURFACES

As shown in the figures and plans below, we have carefully designed each floor of the building to ensure that we meet the areas outlined in section 3.3 of the concept note. The hotel has more square meters, but we believe that the majestic staircase and the potential of having its own lobby can add value. Hence, the higher square meters. Next to this, you can find floor plans of the representative levels. **This is an initial test for the layout, the conclusion of which is that we can achieve your ambitions.**

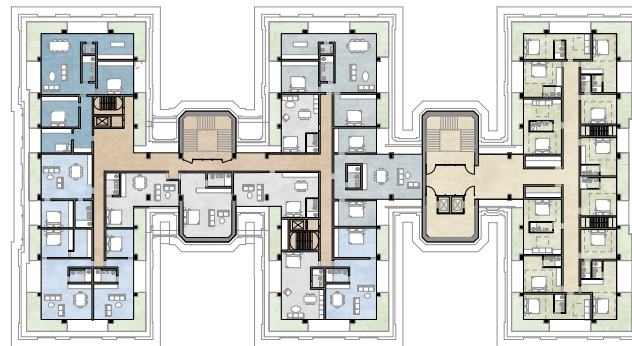
HOUSING		sqm
<b>LEVEL -1</b>		<b>770</b>
Area		770
<b>LEVEL 0</b>		<b>300</b>
Area		300
<b>LEVEL +1</b>		<b>1486</b>
studio		4
1 Bed		4
2 Bed		2
3 Bed		1
Total No. Flats		11
Area		1486
<b>LEVEL +2 AND +3</b>		<b>2972</b>
studio		6
1 Bed		10
2 Bed		8
3 Bed		4
Total No. Flats		28
Area		2972
<b>LEVEL +4 +5 and +6</b>		<b>4458</b>
studio		9
1 Bed		6
2 Bed		21
3 Bed		6
Total No. Flats		42
Area		4458
<b>LEVEL +7</b>		<b>1349</b>
studio		5
1 Bed		4
2 Bed		2
3 Bed		1
Total No. Flats		12
Area		1349
<b>LEVEL +8</b>		<b>1055</b>
studio		4
1 Bed		0
2 Bed		5
3 Bed		0
Total No. Flats		9
Area		1055
<b>LEVEL 8</b>		<b>900</b>
Area		900
<b>TOTALS</b>		<b>13095.6</b>
No. flats		102
studio		28 20%
1 Bed		24 30%
2 Bed		38 35%
3 Bed		11 15%
AREA		13095.6

HOTEL		sqm
<b>LEVEL -1</b>		<b>760</b>
Area		760
<b>LEVEL 0</b>		<b>3925</b>
Area		3925
<b>LEVEL +1</b>		<b>540</b>
2 Person Room		6
4 Person Room		7
Total No. Rooms		13
Area		760
<b>LEVEL +2 to +6</b>		<b>350</b>
2 Person Room		45
4 Person Room		30
Total No. Rooms		75
Area		3925
<b>LEVEL 7</b>		<b>540</b>
2 Person Room		8
4 Person Room		4
Total No. Rooms		12
Area		540
<b>LEVEL 8</b>		<b>350</b>
Area		350
<b>TOTALS</b>		<b>5575</b>
No. Rooms		100
2 Person Room		59
4 Person Room		41
AREA		5575

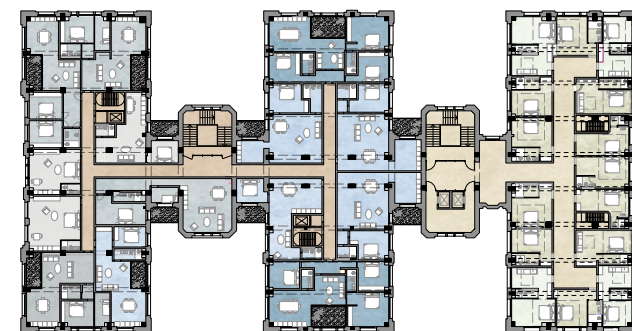
TOTALS		sqm
SHOP		250
RESTAURANT		500
AUDITORIUM + COWORK		820
SPORT		1510
AREA		3080



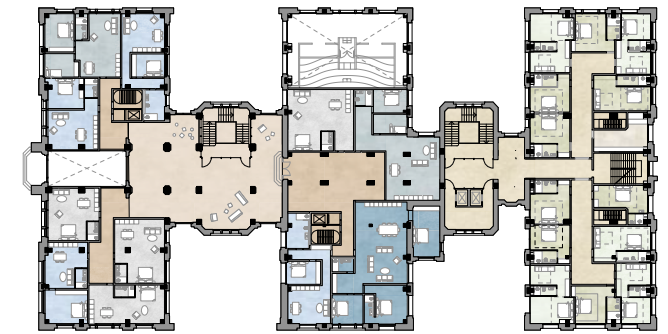
Plan +8



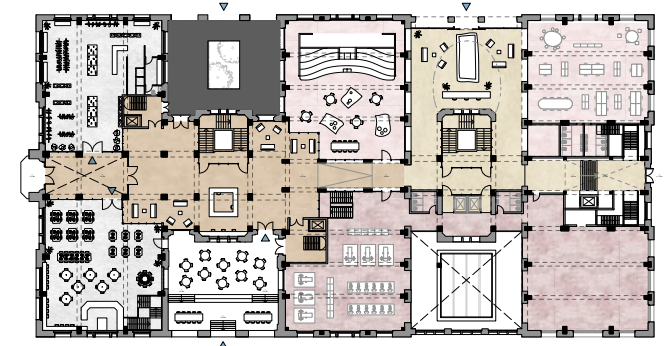
Plan +7



Type plan



Plan +1



Plan groundfloor



Plan -1