

SOFT

From 2015 to 2024, Kristiaan Borret was the Bouwmeester Maître Architecte (BMA) of the Brussels-Capital Region. The BMA is appointed by the government to stimulate spatial quality in urban development from an independent position. This book looks back at a period when architecture in Brussels gained international recognition while also taking a look at the city's future. It illustrates how the city is made and experienced today, covering both formal tools and informal practices that, together, form the *soft power* of the Bouwmeester Maître Architecte. This book embraces complexity, like Brussels city life itself.

10 YEARS OF BOUWMEESTER MAITRE
ARCHITECTE IN BRUSSELS

POWER

SOFT POWER

A city — according to urban sociologist Richard Sennett, who once taught Kristiaan Borret — consists of two parts: *ville*, the built city, and *cité*, the lived city. Looking back over ten years and two mandates as Bouwmeester Maître Architecte (BMA) in Brussels cannot be limited therefore to describing the building blocks that have been laid. Both working on the city and living in the city have also undergone a remarkable transformation over the past decade.

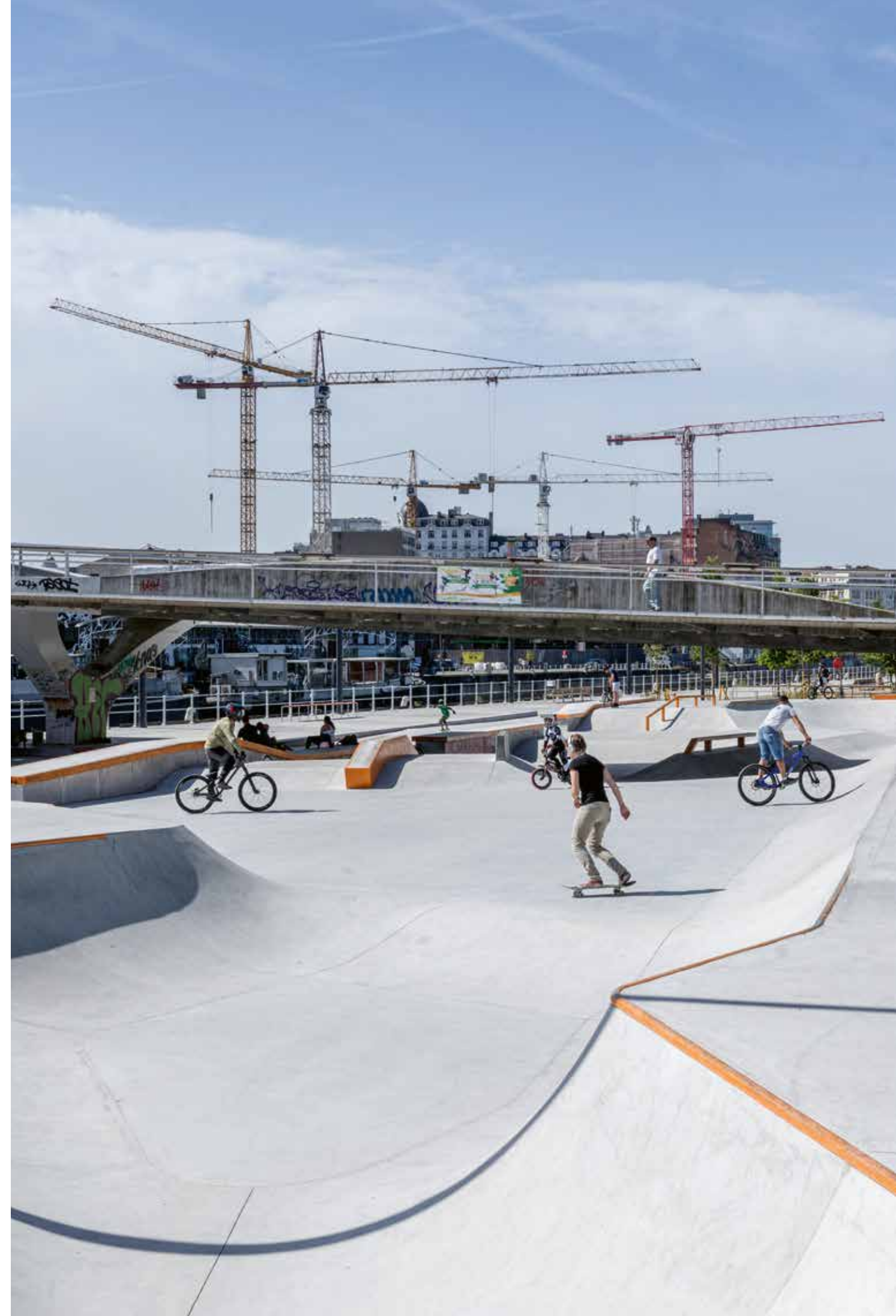
This book first and foremost tells the rich stories associated with spatial transformations. Drawing on exchanges with the Bouwmeester and his team, this publication sheds light on the formal processes and tools as well as on the creative bureaucracy — overall, BMA's *soft power* — to transform the city together thanks to a new kind of ecosystem of 'city makers'.

Moreover, this book takes a position. In a series of eight statements, Kristiaan Borret articulates fundamental visions expressed in a selection of projects. This work then explores the everyday realities and ways in which people come to experience these projects. The record of conversations between designers, users, clients and BMA staff during collective site visits deepens the confrontations between design and appropriation, vision and materialization. Architects and activists, developers and entrepreneurs, administrations and contractors, but also neighbours, schoolchildren and many others share their personal experience of new projects in the city.

In addition, the narrative fits into a broader urbanity. Despite the numerous achievements of the past decade, this book is down to earth: the projects BMA could weigh in on represent only a fraction of the developments in Europe's capital. The photo-essays therefore not only show life at the project level, but also examine its embedding in neighbourhoods and communities. Rather than attempt to present an imposed harmony, the book embraces the spatial multiformity inherent to Brussels, Europe's most diverse city.

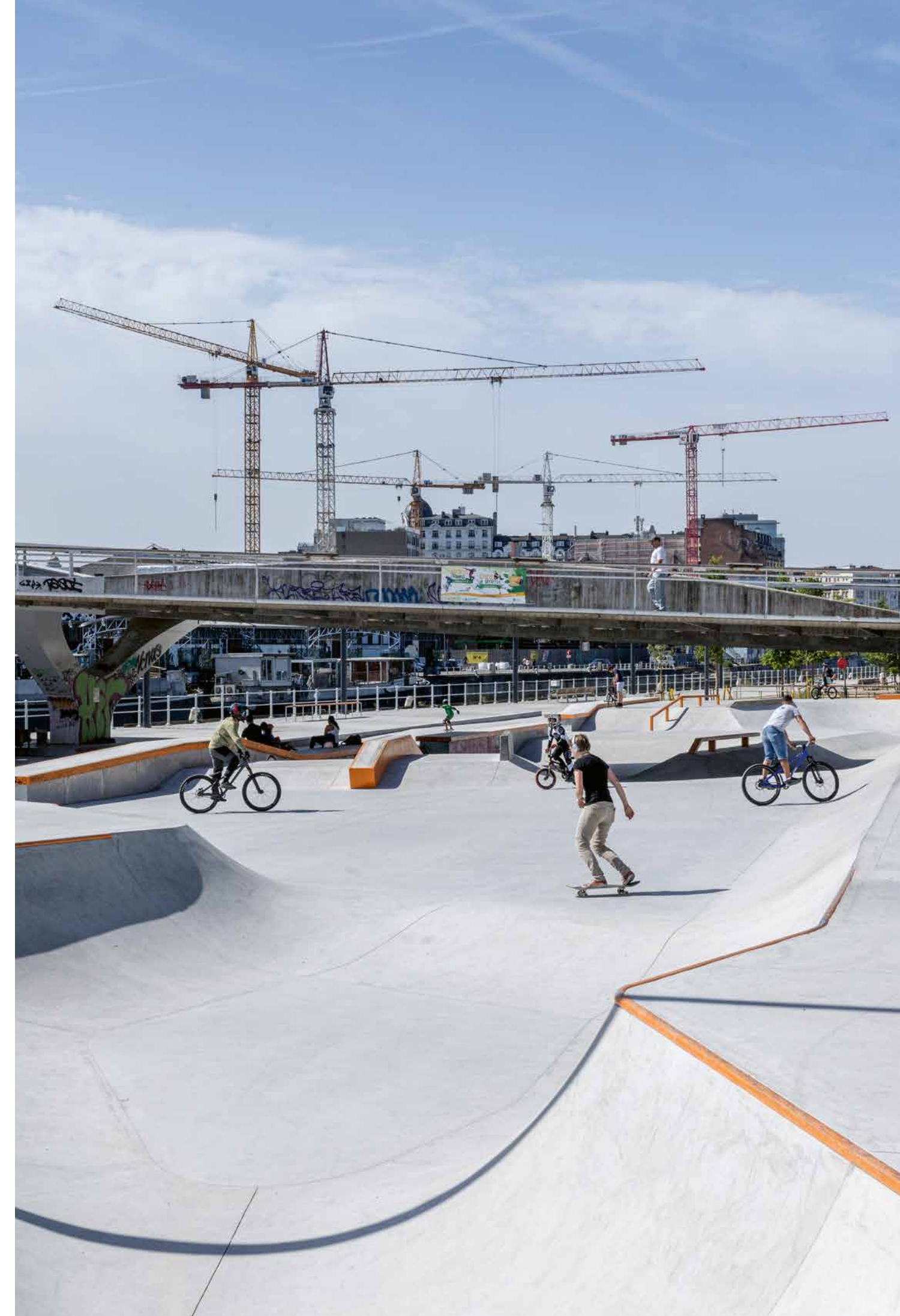
Lastly, this volume looks not only back, but also forward. In their guest contributions, professionals from Brussels and beyond — from a fellow City Architect to a community worker as well as established and emerging architects — offer critical reflections and outline ambitious projections for the role of BMA in the creation of conditions for a quality and equitable development of both *ville* and *cité*.

Hedwig van der Linden
Jan Denoo



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Soft power is more about
authority than power.
— Kristiaan Borret

In June 2024, Jan Denoo and Hedwig van der Linden sat down with Kristiaan Borret at the Manufakture (Baukunst) site to reflect on the approach and achievements of the past ten years.

BRUSSELS AND THE POSITION OF BMA

What was the state of the city when you started as Bouwmeester?

Brussels was ready for change. After years of processing the past, the city's gaze was increasingly turned towards the future. The radical, modernist urbanism of the second half of the twentieth century made the turn of the century a period of trauma recovery. But for today's generation, the effects of Brusselization are simply part of the streetscape. More than that, they make up the Brussels identity. I have noticed this in my 20-year-old daughter. For me, a positive narrative about Brussels as a superdiverse city appeals to me enormously. Therefore, in making the city today, we should not pursue an illusory sense of harmony, but rather work confidently on the city's pluralist reality. This fresh thinking about the future, with the requisite critical view of the past, was decisive for the beginning and further development of the role of Bouwmeester.

What was your motivation to become the Brussels Bouwmeester?

The motivation was both professional and personal. Professionally, I am very happy with a design-oriented role combined with an explicit social commitment. I often compare this role to that of a tightrope walker: it involves a constant balancing act between bureaucracy and the outside world, system criticism and system change, policy and design, the built and the lived city. I personally find it exciting; variety in my job is in any case important to me. That is why, after my term as Antwerp Bouwmeester, I was very motivated to take up the same position in Brussels. The fact that I moved here after my student days obviously adds an extra dimension to the sense of responsibility. Even thirty years ago, I was drawn to 'the big city', whose appeal still has an effect on many young people today.

What was the state of the Bouwmeester in the early days?

Here, as in Antwerp, I was the second Bouwmeester to be appointed. Olivier Bastin, as the first, had laid an important foundation in setting up a competition culture. At the same time, the role was still developing. I saw it as my mission to strengthen the position of Bouwmeester, to embed the activity more broadly in the Brussels ecosystem of city makers, and to increase its capacity and impact.

Did that go smoothly?

It was not always easy. Thanks to my experience, I was able to get off to a flying start, which means that I immediately started shaking the tree. There was some resistance to this from the powers that be, sometimes quite pedestrian. On the other hand, the controversy only served to prove that people felt that my approach was starting to succeed and would not be without consequences. I wanted to persevere because I had put my finger on the wound: an incestuous mentality had long held back change in Brussels. And look, now change is undeniably under way and the BMA's role is well established. Brussels architecture is now widely acclaimed on the international stage, which is a nice contrast to the nasty outbursts that came from the old-school clique.

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Brussels does not have a coherent urban identity. What does this mean for the role of Bouwmeester?

It definitely requires a different way of working. During my work in cities like Antwerp and Amsterdam, I saw how their projects were driven by a more overarching vision; in Brussels, however, it is rather the other way round. Antwerp and Amsterdam can pursue a figure that responds to the scale of the city as a whole — for example, by means of new towers as part of a comprehensive high-rise strategy. But such an approach is impossible in Brussels. Here, any approach has to start from the fragmented landscape of the city. With the team, we worked mostly on individual projects, but always bearing in mind the ambition to bring about structural improvement on a broader scale than just that of the intervention itself — the architect's version of 'think global, act local', as it were.

Is the 'exceptional' status of Brussels, together with this project-based approach, not an excuse to push back a more ambitious vision?

I promote an *urbanisme par projets*, project-based urban planning, where the sum of the projects makes up a larger vision. The professionalization of BMA activity, as well as the growth of the young Brussels-Capital Region, which only saw the light of day in 1989, has generated ever-increasing self-confidence. Over the past decade, urban acupuncture following the successful recipe of small-scale Neighbourhood Contracts has increasingly been supplemented by larger projects and plans at the level of entire city districts and the region as a whole.

I think it is important in urban policy to maintain a constant to and fro between all scale levels in space and time. I learned this from Bernardo Secchi and Paola Viganò, who drew up the structural plan of Antwerp and at the same time outlined concrete redevelopment projects for the public space. Consider, for instance, how in Brussels small cases and exploratory research by external actors into keeping industry in the city led to an official policy vision on the productive economy. This vision was tried out in concrete projects in the Canal zone, which in turn helped to flesh out the general perspective. We learned how vertically stacking businesses and housing was possible, but also, as in NovaCity I, that juxtaposing them is more practical and still provides a good mix. The to and fro between practice and theory feeds both levels and is indispensable for a policy that wants to have a real impact.

QUALITY, TRANSPARENCY AND TRANSVERSALITY

Together with transversality and transparency, quality is one of the three central values of the Bouwmeester's activity. What does quality mean to BMA?

For the BMA team, quality means seeking a synthesis of such different aspects as urban integration, sustainability, use and social impact, and that, regardless of any aesthetic preference. We aim for realizations that are engaging in terms of design but above all that contribute to a liveable city. This means that we assess designs fundamentally in terms of their relation with public space, environmental and climate strategy, and their ability to bolster social cohesion. The idea that a Bouwmeester can steer architecture towards a particular 'style' is pure fantasy.

In your first intention note, you wrote, 'Quality requires a good conversation.' How does this take shape in practice?

A Bouwmeester should not seek to define once and for all what quality is, but should create the conditions for a serious conversation about quality to happen for each project. I believe very strongly in the value of the dialectical construction of an argument. We do this first and foremost by not seeing the conversation about quality as a casual chat at a restaurant or so, but rather by conducting it within a professional setting and moderating it with integrity. Think of the mixed juries with external experts we put together for competitions, but also of the quality chamber I set up in Brussels. With clients too, there has been a broadening and deepening of this conversation, with a corresponding impact in the field. BMA engages with any public or private actor, from social housing companies and cultural institutions to private developers.

This collaboration with the private sector is new, compared to your predecessor.

That is right. The city is largely built by private actors. Limiting the work of the Bouwmeester to public projects means having a very limited grip on the future of the city. As public authorities, we need to set the standards and not find ourselves in a position where we are always reacting. For instance, when I took office, building permits were handled rather timidly and there was too little ambition to go beyond the minimum required by law. There was a lot of margin there to make progress in terms of quality. Project developers were a bit suspicious at first about architectural competitions. What helped was the example set by one or two pioneers, and I also made myself clear to the developer community. In this regard, going to the international real-estate fair MIPIM in Cannes was quite useful!

How do you ensure that societal interests are given sufficient weight in this dialogue?

I am a strong advocate of a strong public administration. After a period of eroding the knowledge, skill and capacity of public administrations, I think we need to re-empower them in this dialogue, so that we can judge projects on their quality rather than on regulatory compliance. This requires systemic change. First, the introduction of competitions and a quality chamber created a break in the predictable interplay between architects, developers and the authorities. Second, this approach demanded a different culture in terms of working on the city. Preparing and substantiating a supporting argument on quality, daring to speak out as a civil servant free of any political pressure, being able to adjust one's own opinion without seeing it as a loss of face, occasionally returning an unreasonable proposal with the necessary bluff ... All this required practice and adaptation. I remember how, in the beginning, an official confided in me that he had not been mandated by his superior to express his opinion. Unimaginable, what? And third, I established the Research by Design team so that we would be strong enough internally to analyse projects from a designer's perspective. Now that we have reached this point, it is time to involve citizens and civil society in the conversation so that we get a pluralistic view of quality.





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Besides the standard tools, you also make explicit mention of the role of soft power in promoting quality. What should we understand by this?

Rules are important but go only so far. They guarantee a basic level of quality, but if you want greater quality, you also need informal tools to mobilize clients. BMA advice is not binding, so it relies mainly on the persuasiveness and credibility of our arguments. Soft power is something you get in part when you put on the Bouwmeester costume, but it also happens through the quality of our activity. It is actually a matter of authority more than power. This is also consistent with the position of the Bouwmeester, who is both inside and outside the system. Incidentally, the boundary between formal and informal methods can shift. For example, the quality chamber is now the official instrument of the Project Meeting enshrined in legislation, and I hope that in time the same will happen with the Project Lines, our informal spatial advice that serves as a guiding framework in major private property sales.

What role does transparency play in BMA activity?

The Bouwmeester cannot exist without the necessary transparency. I really like political scientist John Keane's concept of 'monitory democracy'. In line with this thinking, with BMA we open up radically so that other public, civil and private actors can easily monitor and improve us where necessary. For example, we draw up clear jury reports and publish all competition entries; this also raises the overall level of architecture by allowing architects to learn from each other.

Whereas my first mandate was focused on getting our internal operations in order and engaging in closer cooperation with partners from the professional field, in the second mandate we opened up BMA activity to action groups, committees and citizens. That is why I started that second mandate with a so-called 'visitation' by an external party, a comprehensive audit of what everyone thinks of BMA activity. We take part in a great many public discussions and communicate broadly rather than just communicate through bureaucratic channels. In doing so, we want to show that we have nothing to hide. Every request for information we receive gets an answer. In my opinion, the black box of Brussels city-making has never been so transparent. And I hope this will encourage other actors in Brussels to do the same.

'Because we work for no one, we can work with anyone.' These words of yours underline transversality as the third value of BMA activity. What do you mean by this?

The way in which urban challenges are intertwined today is actually at odds with the way we govern the city. The wicked problems of our time cut horizontally through the vertical silos of public administrations. The Bouwmeester's independent position is therefore important to facilitate cooperation between policy domains. The creation of an interdisciplinary Canal team is an important example: it has guided all the projects in the Canal zone. We never work alone. On the contrary, the very diverse network we develop on the basis of transverse cooperation is a key factor.

I like to say that we achieve ‘free successes’ because it allows us to connect actors who sometimes do not yet know each other. We invited the activist collective Pool is Cool to join the jury for Manufakture so that their plea for open-air swimming in Brussels could be heard by the CEO of the Anderlecht slaughterhouse site. That same man, as a board member of a school group, was looking for a location for a new technical school; we were able to steer him towards the vacant buildings of the wine wholesaler Cinoco in Sint-Jans-Molenbeek, industrial heritage that needed a suitable repurposing to be saved. The Egied Van Broeckhoven School opened its doors there in 2023.

FROM 10,000 TO 2

You formulate a number of explicit statements in this book about the intentions in both your mandates as Bouwmeester. Is there an overarching thought that ties them all together?

Trust the value of change. After years of fear of change in Brussels, BMA embraced and reinforced a renewed faith in the idea that things can be done differently. This is not a question of personal merit, but mainly a matter of grasping a trend that is alive in both the political and artistic worlds in Brussels, and that is the idea this city is not a problem but a rich field of possibilities.

How do you yourself look back on the central themes of your first term?

Importantly, these themes are choices. They tie in with current or latent challenges for the city but it is my own selection as Bouwmeester — in line with both my personal interest and expertise and the inspiration of the team and external actors — that has determined the focal points of both mandates.

I like to sum up my first mandate with the figure 10,000. The focus of urban planning policy at the time was entirely on the average annual population growth in Brussels, namely 10,000 people. My focus was on ensuring quality within the densification issue, combined with generous, shared public space. Many competitions for the construction of housing date from that period, but the new park at Ninoofsepoort and the landscape image-quality plan for the Canal zone also date from that time. We also sought to combine living and working within the narrative of the productive city, which I helped turn into concrete projects with BMA. Think of NovaCity, Brussels Beer Project and City Dox.

I also fought for more recognition for the metropolitan scale. Although Brussels is a polycentric city, there are a number of urban planning figures of territorial importance, such as the Canal, the Ring Road, the Sonian Forest, the suburban train network and the natural system of the river Zenne and its valleys. The Canal is now firmly on the map but the other figures remain underused or difficult to read. The uneasy cooperation between the Brussels-Capital Region and Flanders certainly plays a role in this. For example, the Canal plan stops at the language border. During my first mandate, I pleaded in vain for a study on the imminent need for urban renewal of the twentieth-century periphery in and outside Brussels. That prospective study came about during my second mandate in a joint initiative with Flanders, but it is clear that the carry-over

of this vision on local planning has been lukewarm on both sides. Any engagement with the city’s metropolitan challenges remains limited due to the country’s linguistic division.

What did you want to emphasize in your second term?

The second mandate focused on the figure 2, that is, 2° Celsius, or the minimum temperature rise we expect over the coming decades. Given the impact of climate change on the quality of urban life, we are experiencing a paradigm shift in our field of work. Thus, with BMA, we adapted our usual assessment criteria in competitions so that the climate strategy proposed in the design would from now on be an explicit and full-fledged criterion.

Given the construction sector’s huge impact on CO₂ emissions, I decided to focus from all possible angles on promoting a circular building culture. Thanks to Rotor’s pioneering work, a lot of know-how has disseminated in Brussels, and that is something we could build on. The next step was clear: reuse of structures more so than reuse of materials. Through BMA’s various tools, we worked hard to preserve the building, or at least the concrete structure of the building, in new projects. The increasing vacancy rate in offices after the Covid period made the issue even more pressing.

My goal is to mainstream: if we want systemic change and thus a substantial reduction in emissions, adaptive reuse must become the rule. That is enshrined in the draft for the reform of the Brussels Building Code. I hope the next government is going to adopt it. In light of climate-conscious urban development, it would be an important step forward. And I readily admit that during the first mandate, buildings were demolished that would have remained in the second.

Meanwhile, you can see that the market itself is also evolving. More and more developers are responding to the demand to reuse buildings and materials. In 2021–22, about 20 per cent of permit applications for housing concerned the reuse of former office buildings. These are mainly sites in the green peripheral municipalities of Brussels, but 2024 was also the year of our participation in the extensive real-estate operation Cityforward. Without demolition and with high circular ambitions, the aim is to transform no less than 300,000 m² of office space in the European district into a mixed-use programme.

What obstacles have you faced in recent years?

The main obstacle is well known. The lead time for planning permission in Brussels is far too long. And if it takes too long, the project loses momentum and the motivation to keep up the original quality ambition can nosedive. Long lead times result in quality erosion and are therefore also an issue for a Bouwmeester.

With BMA, we work on quality upstream, that is, until the permit application is submitted. After that, BMA is no longer involved. My intention was that this preliminary process would lead to a smoother downstream process, but this failed to happen. I regularly watched with dismay as our advice had no impact in the final concertation committee, how environmental impact studies themselves started playing designer, how officials and especially municipal politicians reversed course without batting an eyelid and how local residents blackmailed the permit applicants to get their way.

The permit application process has to be thoroughly reformed, including how BMA advice is taken into consideration. I believe more administrative consistency from start to finish will not only be fairer and more efficient, but will also be better for spatial quality.

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In your opinion, what were the key moments of the past decade?

I was discussing this with the team recently and strangely enough, together we didn't so much pick out a favourite building but referred to 'governance moments', moments when new methods of city-making broke through. Take the 'call for interest', which we came up with around 2016 to keep commissions with limited fees publicly accessible even when not required by legislation. Until then, architects and urban planners were chosen based on a client's address book. We created opportunities for young designers who today contribute greatly to the international attention paid to Brussels architectural culture.

For me personally, my reappointment in 2020 for a second term was also a milestone. The fact that I was unanimously chosen over my challenger by all members of the selection committee assured me that, although they know I can be direct and hard, my work is appreciated. During the competition for KANAL, it was wonderful to see — again, from a governance point of view — how such a prestigious project had not just been won by some international starchitect. Afterwards, KANAL came back to BMA to organize competitions for the design of the sub-spaces in the huge structure, such as the cafeteria and the bookshop. In part thanks to BMA's extensive toolbox and the ambition associated with it, this shows the increased self-confidence to steer our own course in Brussels.

What do you wish for the next Bouwmeester Maître Architecte?

Perseverance is a useful virtue for a Bouwmeester. And an optimistic character can be of use in that respect. In terms of content, the next Bouwmeester should put his or her own emphases. That is precisely part of the independence that is the essence of the BMA office and the reason why every few years someone else should assume the position.

Without false modesty, I believe I am leaving the office of Brussels Bouwmeester Maître Architecte firmly grounded. There is also a rich humus layer of architects, urban planners and landscape designers who will stand out in the coming years. So there is no denying that things are moving in Brussels. But make no mistake, we are still at a delicate tipping point. A real change will require promoting a culture of urban quality among a wider group of people than just the professional world. This will ensure that future generations of citizens, politicians and others have the knowledge and critical mindset necessary to build a quality, diverse and just city together.



Kristiaan Borret summarized his approach in eight statements, each illustrated by three projects. Jan Denoo and Hedwig van der Linden visited a selection of them with the BMA team, clients, architects and users, sketching the complexity of each project.

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EMBRACING COMPLEXITY

More than two in three residents of the Belgian capital were not born in Belgium or have at least one parent who was not born in Belgium. In terms of the number of nationalities, Brussels is the most diverse city in Europe. What binds the majority of Brussels residents is that they came to this city from elsewhere. In other words, there is a majority of minorities. If you look at it this way in the age of contemporary migration, Brussels is the laboratory for the European city of the future.

Walking around Brussels, you will not see a graceful or harmonious cityscape, but all sorts of clashes in terms of scale, style, programme and use. So Brussels is not what orthodox urbanism would praise as a model, but that is precisely why you can love this city so much.

Of course, the current cityscape is the result of brutal interventions in the urban fabric during a period of *laissez-faire* policy, especially in the second half of the twentieth century. Today, however, these scars are part of the city's plural identity. Instead of continuing to grieve over them as a trauma, I integrate them into a positive narrative that both renounces harmony as a worn-out ideal and celebrates complexity as a representation of contemporary Brussels.

In hindsight, the very diverse appearance of our city even seems to fit its superdiverse population make-up quite well. As if it were appropriate that diverse people live in a city whose built matter looks just as diverse. *Ville* and *cité*, mirror images of each other.

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Let's celebrate the Brussels cityscape as a symbol of urban life today. There is no *leitkultur* in Brussels; the wealth of identities makes the city an open field of possibilities. Brussels is about plurality. Brussels is multipli-city.

All this leads in architecture to a joyous mixing, stacking, assembling and overlapping, and in urban planning to an urbanism based on projects rather than on a master plan for the city as a whole. To make use of and nourish complexity rather than shun it. There is no other way in Brussels and it helps us think and design in new ways. [KB]

MANUFAKTURE

BAUKUNST

How do you build a structure capable of stacking and connecting an unconventional and changing mix of programmes?

What was once one of the largest historic cattle markets and slaughterhouses in the country is today an area undergoing transformation with a growing diversity of activities. The site is, for instance, the setting for one of the continent's largest markets, where every weekend more than a hundred thousand Brussels residents come to buy their vegetables, fruit, fish, meat, spices and textiles. After the construction of Foodmet (a covered market hall with roof garden), it is now the new Manufakture building by architecture firm Baukunst that is contributing to this evolving mix. The new building replaces the historic abattoir on the site with contemporary workshops for meat cutting and food production and processing in its base. The rest of the structure consists of a two-storey car park that frees the surrounding area from cars and makes room for logistics and a new square with connections to the neighbouring areas. The icing on this layered cake? A rooftop swimming pool. This is a project that welcomes and celebrates complexity and diversity.

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01-02
Manufakture is a complex stacking of food workshops, a two-storey car park and a rooftop with a swimming pool.

client	Abattoir
programme	Productive activities, car park, open-air swimming pool
location	Rue Ropsy Chaudron 24, 1070 Anderlecht
surface	31,750 m ²

design	Baukunst
procedure	Competition with private client
year	2019–ongoing
phase	Under construction



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SELF-MANAGEMENT

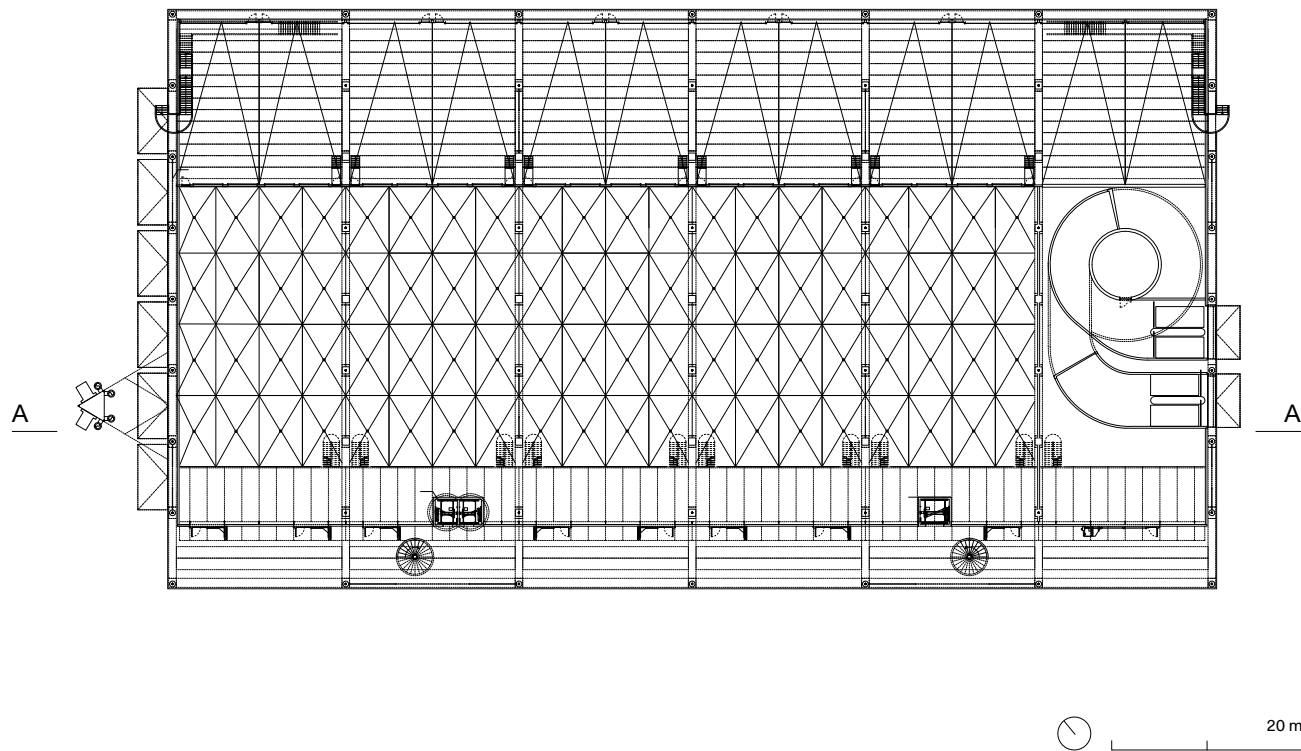
'My father worked hard here for years and saved the slaughterhouse from ruin', says Karim El Morabet, butcher at the Abattoir site. When in 1983 the municipality decided to put an end to the slaughterhouse's outdated and loss-making activities after almost a century, 150 merchants, butchers and other directly involved parties rallied to build a new future together. Their joint private takeover of the site formed the basis for a driven development with an urban and societal ambition. Besides the busy weekend market, this ambition is already evident today under the vast historical market hall, inspired by the Grande Halle de la Villette in Paris. Every Wednesday it welcomes playing children, a successful sociocultural activity with food aid and parties organized by the non-profit Cultureghem. All this in Cureghem,

one of the capital's most impoverished neighbourhoods. In addition, Abattoir NV, the public company that manages the site, drew up with various authorities an ambitious master plan in which housing, productive and commercial programmes aim to transform the site into a vibrant part of the city. 'Classic urban planning regulations did not work for this particular area. We had to come up with a new framework together', says Tine Vandepaer, who supervised the project from the BMA team. 'The master plan laid an important foundation, but we also like to be inspired by the organic development of this place', adds Joris Tiebout, chair of the board of directors of Abattoir NV.

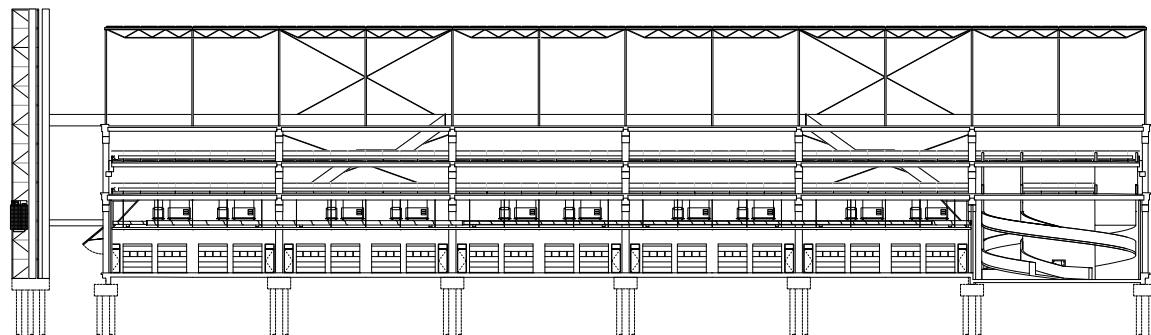
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BMA

SOFT POWER



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Entrance to the car park that can easily be transformed into offices.

04

The meat-cutting and food-processing workshops, next to the weekly food market.

BUILDING AS CITY

Opened in 2015, the Foodmet market hall, with the largest roof garden in Europe, set the tone for new developments. Together with Manufacture, they sought to strengthen existing activities and add new ones. 'The way the assignment was formulated included complexity on several levels', explains Inge Pieters, who monitored the project for PREO. 'First, there is the unconventional stacking of programmes, each with their own particular spatial and logistical needs.' Vandepaer recalls: 'Various combinations were considered, from theatre school to television studios.' The citizens' movement Pool is Cool has been campaigning for years for outdoor swimming in Brussels. That is how the idea for a rooftop pool was born. 'The residual heat from the cold rooms could heat the pool, and the pool could offer some measure of refreshment in summer to the residents of one of the city's densest and hottest neighbourhoods. These were two important arguments', explains Paul Steinbrück, co-founder of Pool is Cool. Architect Adrien Verschuere of Baukunst describes how they responded to this: 'The

main assignment was to provide a simple free structure that, instead of reducing this complexity, rather encouraged it. The Meccano-like structure thus consists of a limited and recognizable number of prefabricated elements and stacks surrounding spatial needs.' Vandepaer adds: 'Swimming on top of industry and making visible productive activities that are otherwise often hidden from a new square: that made the building a new piece of the city.'

BUILDING AS MASTER PLAN

A second layer of complexity was the need for a structure that had to be able to accommodate a change in programme. 'For example, the parking function has to be easy to replace', says Pieters. Verschuere sheds light on Baukunst's design solution to this question: 'We often say that architecture is space. But its complexity lies precisely in time. How do you make space for what we cannot yet imagine today? As a result, we see our building rather as a master plan, in line with the organic growth of this site. It is made up of two duplexes with modular intermediate levels. Whereas today the two-storey car park already has sufficient height to welcome residential or office functions, they can also be combined to form productive spaces of 16 m.'

El Morabet was one of the first butchers on the site to sign the contract to move: 'Easier access, a large number of loading docks, a connection to the square and the possibility to sell directly in the adjacent Foodmet create the right conditions for our work. Being able to do this in the city centre means we can deliver to both our private customers and civilian partners within half an hour, with sometimes unexpected orders for emergency shelters for refugees, among others.'

EMBRACING

'Another not-to-be-underestimated layer of complexity is the organizational, financial and management story of this project', says Paul Steinbrück. Jo Huygh, Abattoir, confirms: 'Parallel to the design process, here too there were discussions to be had with possible operators for the productive spaces and the swimming pool, the pooling of financing, obtaining permits and combining urban-planning visions. This became immediately clear in the broad jury assembled for this project. Bringing together and moderating this jury, and especially embracing rather than reducing these complexities – which we could have done at various times out of laziness – was a crucial added value of BMA here.'

Site visit with Karim El Morabet (Butcher AMAR-K), Jo Huygh (Abattoir), Inge Pieters (PREO), Paul Steinbrück (Pool is Cool), Joris Tiebout (Abattoir), Tine Vandepaer (BMA) and Adrien Verschuere (Baukunst)

EMBRACING COMPLEXITY

MANUFACTURE



51N4E / L' AUC /
JASPERS-EYERS

The Brussels World Trade Center (WTC) was the crown of the ‘Manhattan Plan’, a project aimed at creating a global office district in the city centre, one for which a working-class area and its 11,000 residents had to make way in the 1970s. After a difficult realization and the decline of the area, the authorities gradually sought to better integrate the monofunctional Northern Quarter into the urban fabric. The transformation of two towers of the modernist dream of the WTC into the new ZIN project was therefore a logical starting point of a new paradigm for a mix of urban functions.

After entering into a partnership with Jaspers-Eyers Architects, the developer asked BMA to organize a competition, in the wake of which 51N4E and Paris-based l’AUC joined the design team. Together with several temporary users, they set up shop in one of the towers until work on the site started, to commemorate their transformation and relationship with the city from the inside.

The design for ZIN adds a new volume of fourteen double-height storeys between the two towers, creating vast office plateaus. In the southern tower, the office plateaus alternate with floors reserved for rental flats with spacious terraces; in the eastern tower, the offices alternate with 240 hotel rooms. This change of function per floor creates a lively façade at all times of the day, resulting in a ‘zebra’ effect. Space has also been provided for sports, leisure and shops. On the ground floor, the building is home to numerous addresses, allowing for new and diverse relationships with the city and the public space. The clever design thus introduces the beginnings of an urban life beyond nine-to-five into the Northern Quarter.

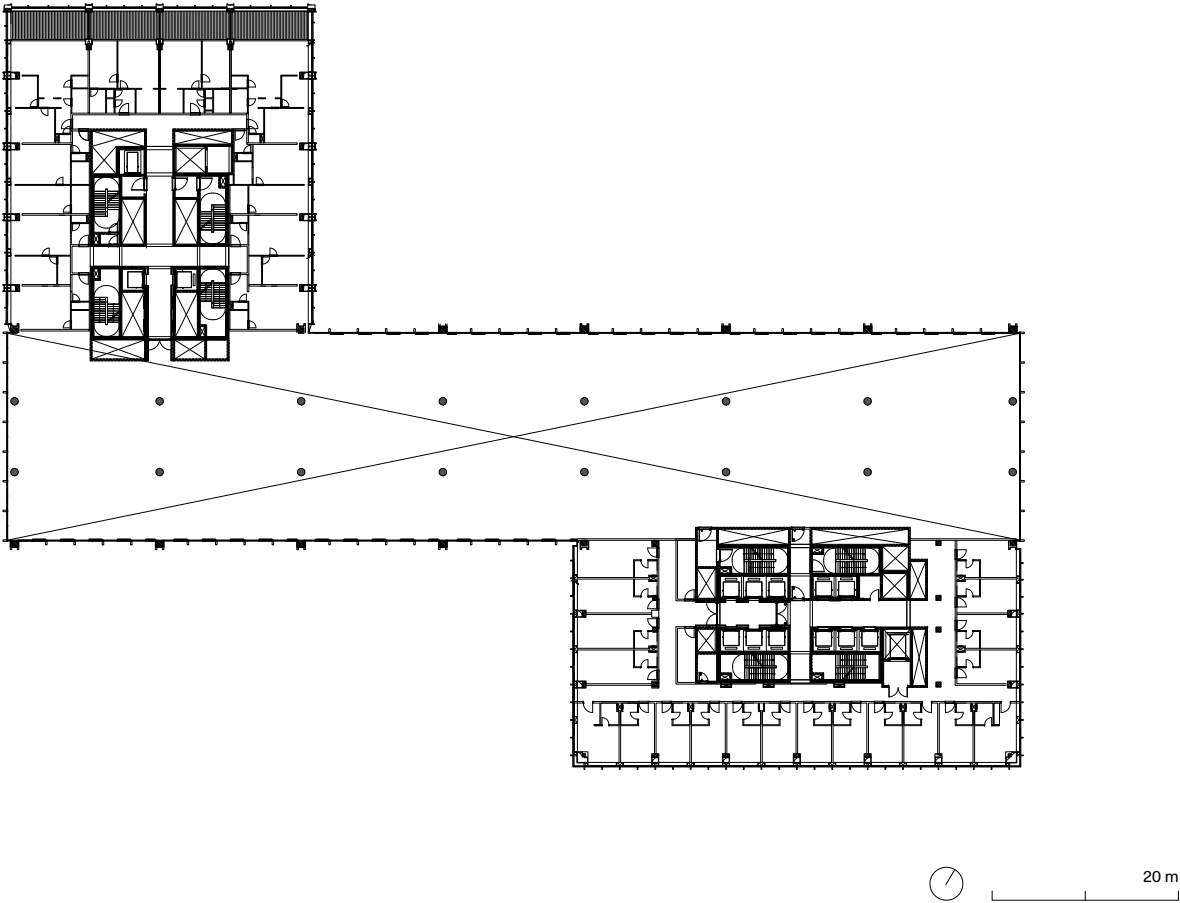
From the start, the design had a pronounced circular ambition. Because of defects in the concrete structure that were only discovered during dismantling, the original towers were demolished except for the vertical cores, but most of the demolished building materials were recycled.

client	Befimmo	design	51N4E / l’AUC / Jaspers-Eyers
programme	Offices, housing, hotel, commercial spaces, sports facilities	landscape	Plant en Houtgoed
location	Boulevard Simon Bolivar 17, 1000 Brussels	procedure	Competition with private client
surface	115,000 m ²	year	2017–2024
		phase	Built

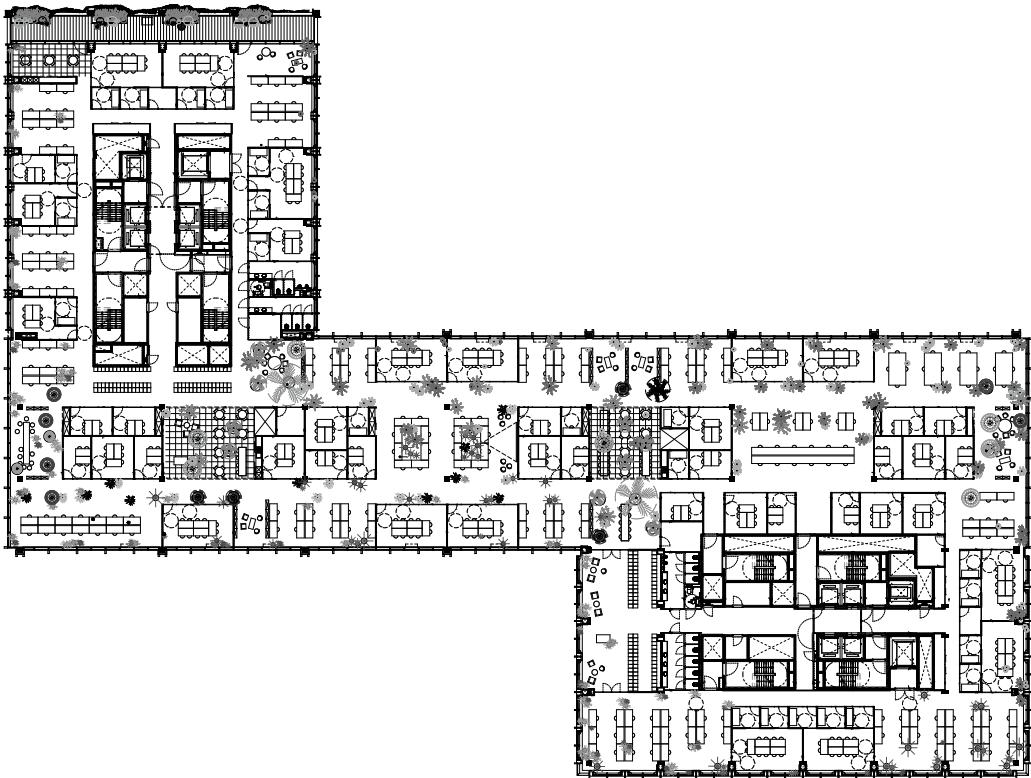


01

Typical floor plan with hotel rooms and apartments



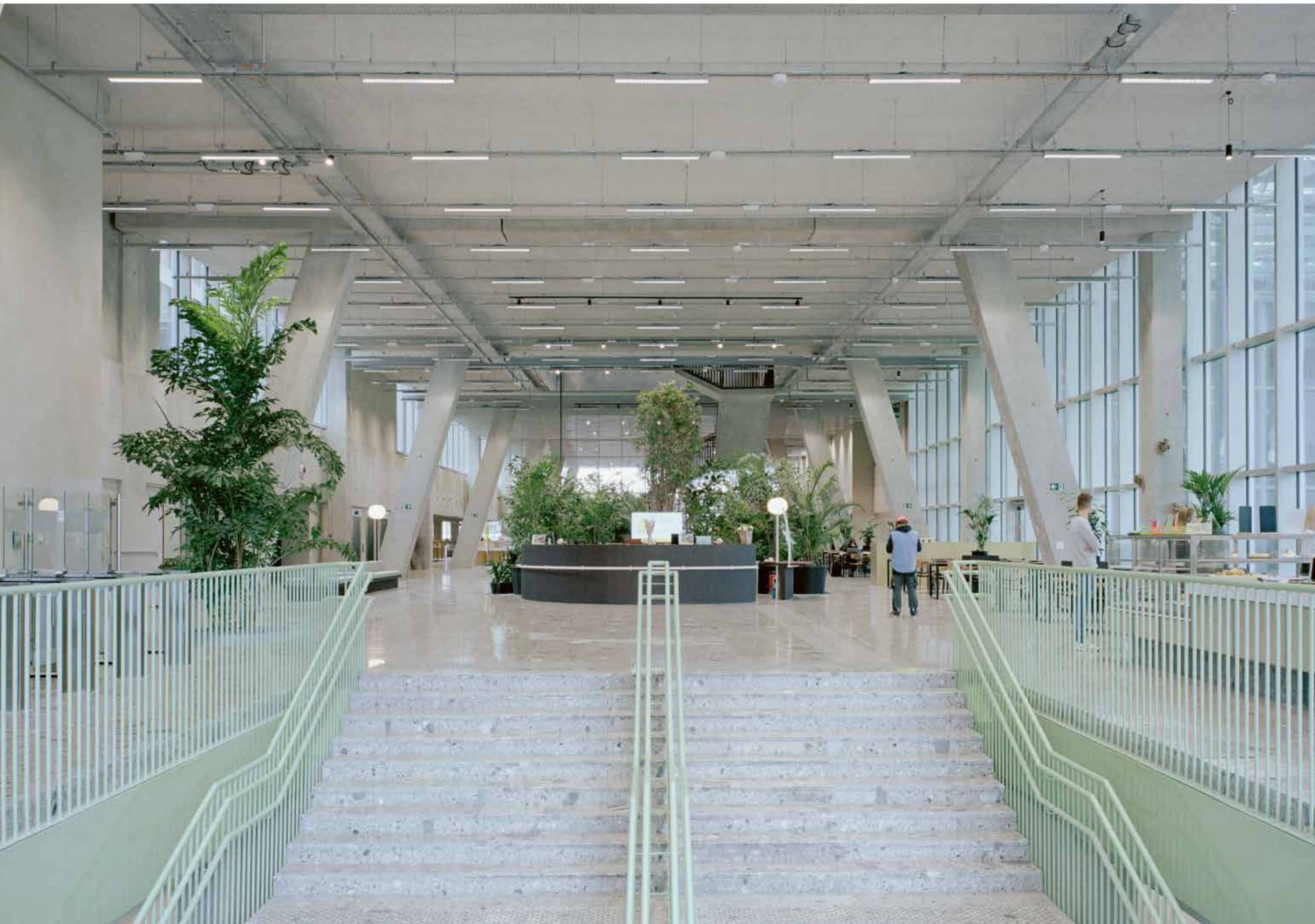
Typical floor plan with offices



02

01
The rhythm of the façade betrays ZIN's programme: double-height office floors in the central nave, alternating apartments and offices in the southern tower, and hotel rooms and offices in the eastern tower. A winter garden is located on the ground floor.

02
The roof terrace with red finish and greenery.





BRIGITINNENPARK

GÉNÉRALE / BLOC PAYSAGE

The urban fabric of the popular Marolles neighbourhood suffered greatly when demolition works were carried out to build the train connection between the city’s North and South stations. The construction cut the neighbourhood in two in 1952, leaving the public space in need of healing and remembrance, still today. In the context of a Neighbourhood Contract, the City of Brussels wanted to create a new urban park here: a green space and multicultural meeting place for Brussels residents, in particular for the inhabitants of the social housing units in the neighbouring Brigittines complex.

The design put forward by Générale turns the fragmented public space into a coherent urban whole again. The project features four key concepts: the square, the workshop, the retaining wall and the park. At the foot of the L-shaped apartment block lies a concrete floor slab on a parking plinth. This was initially only a collective outdoor space for the block’s residents, but thanks to a tree and some steps, the square now connects to the public path running between uptown and downtown Brussels.

A new building was erected at the edge of the square where students can learn wood- and metalwork. This workshop was built using recycled bricks, and residents can grow vegetables on the roof. The retaining wall between the square and the park below was transformed from a blind wall into a playful attraction with slides, trampolines, climbing holds and other play opportunities. With additional trees and winding benches on a permeable surface, the park is an open space, dedicated to appropriation and turned towards the city.

01
The roof of the parking plinth forms a semi-public outdoor space for the social housing units.

02
Rather than a barrier, the retaining wall forms a connection to, and an element of play for, the lower-level public park.

client	City of Brussels
programme	Park with play and sports facilities, workshop
location	Rue des Brigittines, 1000 Brussels
surface	15,000 m ² (public space), 1,000 m ² (workshop)

design	Générale / BLOC Paysage
process	Toestand
procedure	Public procurement competition in two stages
year	2016–2023
phase	Built

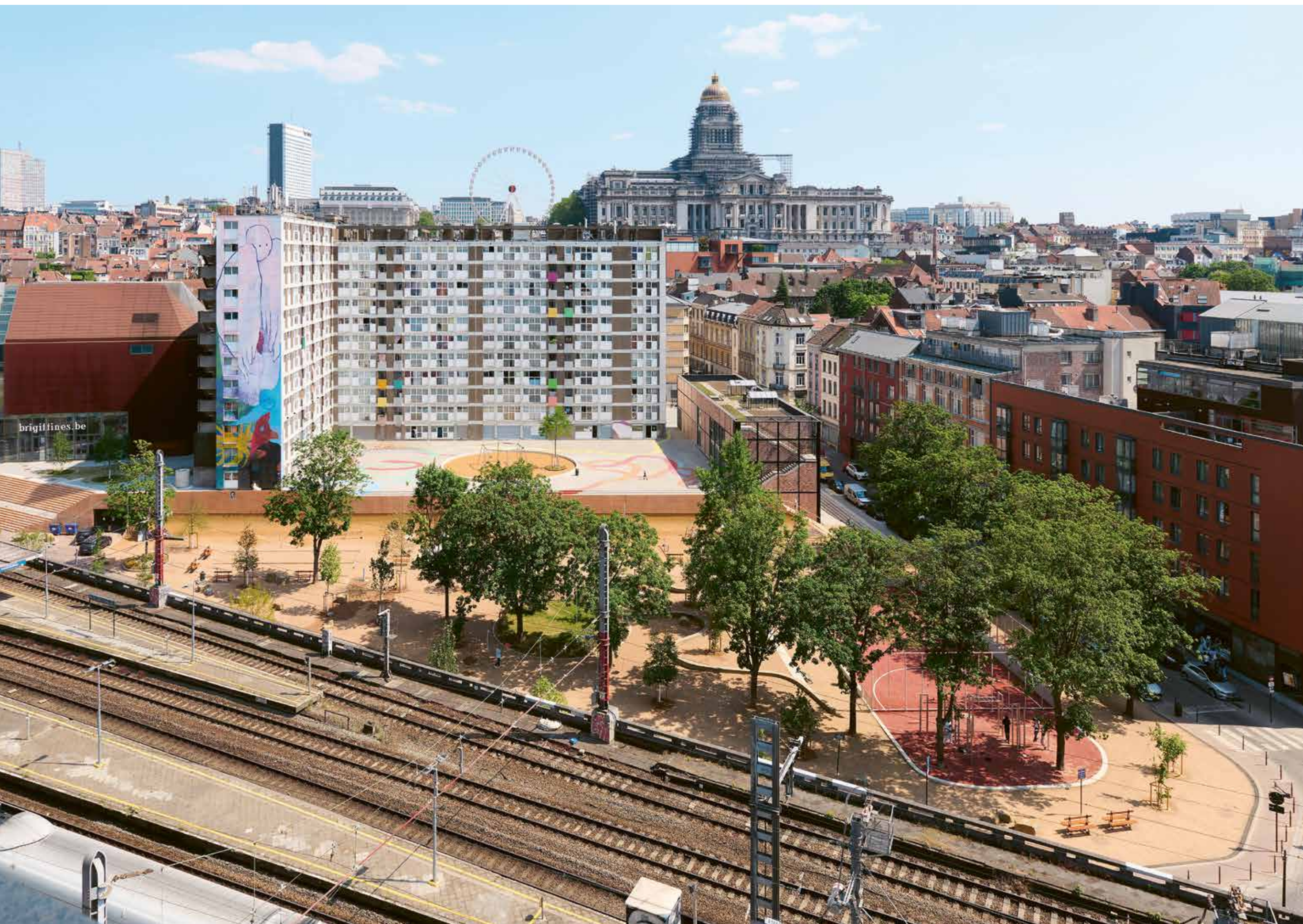


01



02





A CITY IS NOT BUILT IN EXCEL

In 2015 I put together the Research by Design team at BMA. It is important that in the lap of government there is also design capacity that can be deployed in the public interest. Policy decisions on spatial quality should have room for arguments stemming from designers' very own competence and expressed in their very own medium. The plans we make with BMA as design research never serve to take over the role of architect, but rather to feed the conversation about what spatial quality should involve. A drawing, a photo-montage or a maquette channels the power of imagination and as such helps to clarify discussions, open new lines of thought and reach unexpected solutions.

We have often used research by design to examine preliminary proposals by project developers and steer them towards a better alternative. After all, if BMA wants to have a substantial impact on the quality of what is built in Brussels, we cannot limit ourselves comfortably to public clients, but must also take aim at the private real-estate sector. After all, it puts up most of the city's buildings. As BMA, you do not just want to let that happen.

70

71

Highlighting design quality in the process was the initial reason why I decided to organize architecture competitions for real-estate projects as well. After all, the best time to have an impact on new projects is when the programme has not yet been defined and the architect has still to be chosen. At the same time, my strategy was to break open the Brussels market. Ten years ago it was monopolized by the same architecture firms and the same developers who were often thick as thieves. An incestuous world ultimately only produces stagnation and mediocrity. The private architecture competitions not only opened the doors to other designers, but the quality of their proposals also came to the fore during the jury phase. Today, the result is a healthy dynamic in which, fortunately, established architecture firms, too, are reinventing themselves.

With BMA, we work upstream on quality by deploying design power as early as possible in the development of a project. It is the fundamental objective of our working method: to help find the right question for the future of the city. [KB]

CITY DOX

XDGA

VELD / B-ARCHITECTEN

How does the interplay between drawing and calculating ensure greater spatial quality early in the process of a private development?

For the transformation of the Brussels Canal zone, a special Canal team was appointed in 2015 at the suggestion of the Bouwmeester, bringing together several Brussels public authorities. City Dox is the first project that the Canal team supervised together with the BMA Research by Design team. In 2011 property developer Atenor bought the former industrial site of no less than 5 ha on the east side of the Canal in Anderlecht. The area was then re-zoned as an ‘enterprise area in an urban environment’. In this area, large projects of more than 10,000 m² — a group which City Dox, with its 155,000 m², most certainly belongs to — must provide for a strong functional mix of housing and production activities. In 2014 City Dox began to be redeveloped into a mixed-use area with 900 housing units, a retirement and nursing home, retail, a school as well as productive activities and services. The developer put forward a master plan dividing the area into a grid of nine built-up plots, two of which he had already developed, a permit having been issued for the third. The Canal team had the following concerns: a project of such high density needs more open space; it also needs to anchor the housing in the public space, making them accessible and visible; lastly, there were opportunities to better integrate the productive activities into the urban fabric. Using design research to draw and calculate, an adapted master plan was drawn up, with a central park and a total of seven built-up plots, four of them through two BMA architecture competitions. The evolution in the different ways of mixing functions can be seen in this new, socially and functionally mixed neighbourhood.

client	Atenor	design	XDGA, Veld / B-architecten
programme	Housing, secondary school, retirement home, service residence, productive activities	procedure	Competition with private client
location	Digue du Canal, 1070 Anderlecht	year	2019–ongoing
surface	155,000 m ²	phase	Under construction



01

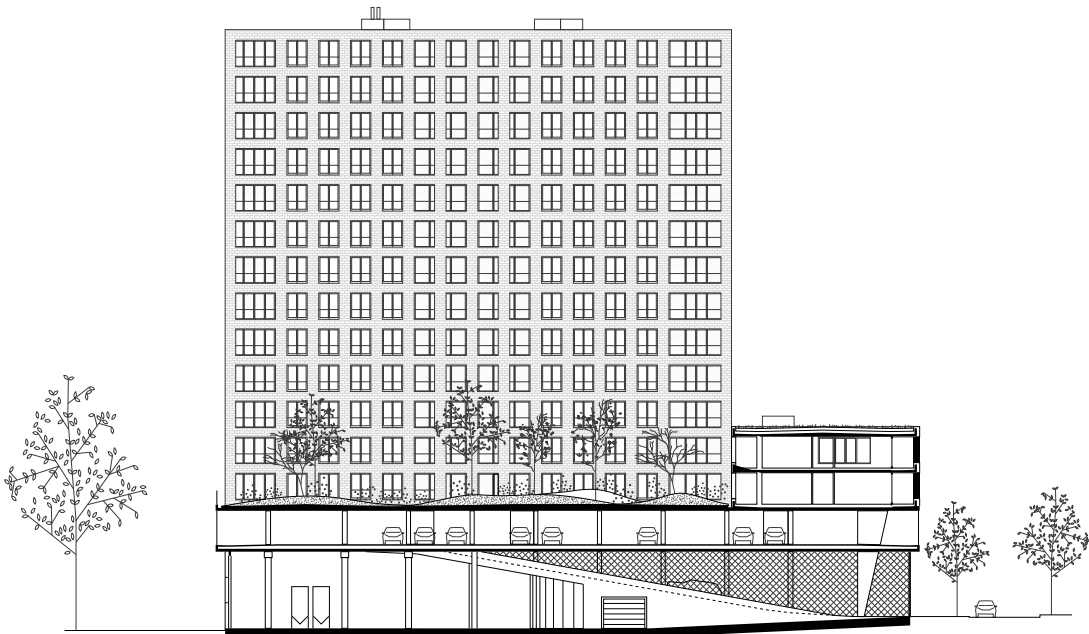
EXPLORING THE MIXING OF FUNCTIONS

As part of the Canal zone, City Dox is located in a strategic district for the Brussels-Capital Region, a district which is undergoing transformation. In 2012 French urban planner Alexandre Chemetoff was appointed to develop a vision for the entire zone. The overarching objective was to create an open city with a variety of functions and population groups thanks to the preservation of productive activities in the city. The aim was also to add different types of housing and meeting places to the public space.

‘We set out with a rather abstract political vision, with a number of principles regarding how we could densify with a combination of housing and productive activities’, says Claire Heughebaert, project manager at the Urban Development Corporation (SAU-MSI) of the Brussels-Capital Region and responsible for coordinating the Canal team. ‘The Canal team was set up to align the opinions of the municipal administrations and facilitate the dialogue with partners, both public and private. When Kristiaan Borret stepped onto the stage, he brought with him the capacity to have the conversation around the drawing.’ BMA guarantees the overall vision of the Canal plan and high architectural and urbanistic quality, with BMA’s Research by Design team exploring the ambitions of the Canal plan through design.

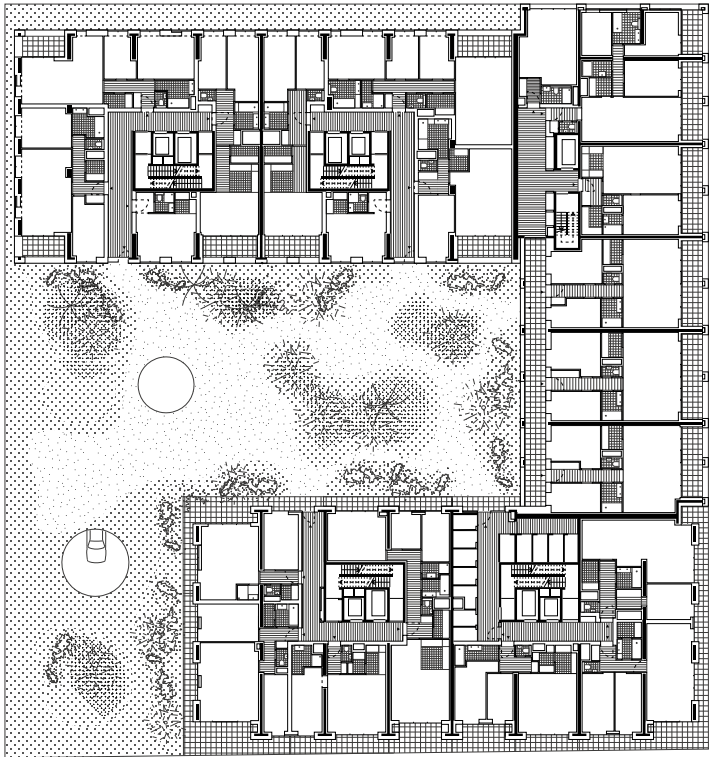
‘When I joined BMA ten years ago, we started the Research by Design team as a tool to support the plans of developers around spatial quality’, says Julie Collet of the BMA team. ‘This was the beginning of what was later developed to collaborate and negotiate with the private sector.’ In the case of City Dox, BMA proposed using the central plot as a neighbourhood park. Square metres were offset on the other plots and the new central park became a selling point of the project. ‘This is an example of how BMA uses research by design to achieve win-win situations’, Collet argues.

Another example is the proposal to merge two blocks into one super-block, to have a large productive hall and manoeuvring area for the productive activities, with a collective roof garden on top. This would create a more urban plinth. ‘An insight that the BMA competition provided for plots 4, 5 and 6 was the winning proposal by XDGA and Citytools to place the car park on the first floor, in response to the issue of the water table. It therefore acts as a buffer between the productive spaces and the housing area, and more open plinths are also created’, says Patrick Beckers, development director at Atenor.



A

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02



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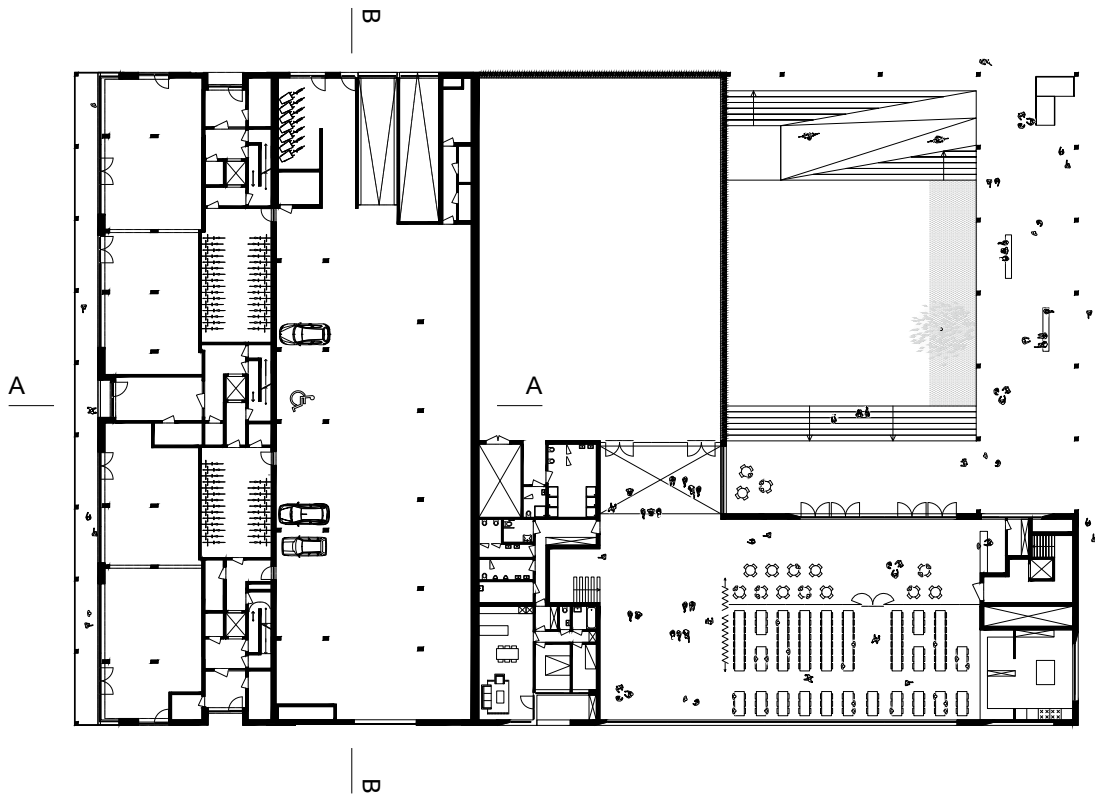
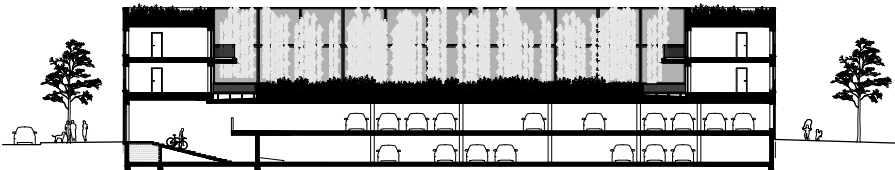
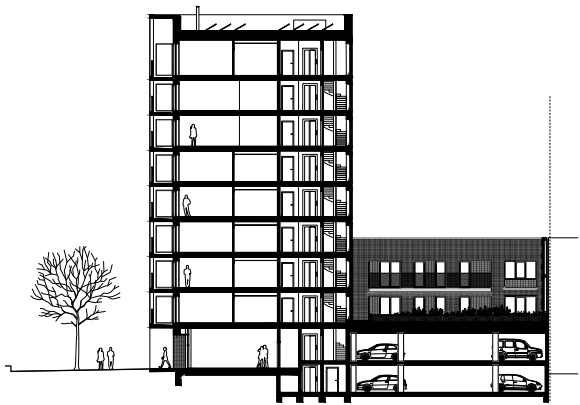
EVOLUTION OF THE PLINTH
‘The different plots show visions for the integration of productive activities’, says Collet. Three typologies can currently be distinguished: in the first plots, a rather dense plinth with garage doors; in the super-block, logistics are solved internally, but the productive activity is still visible in the plinths in a rather uninspiring way; and with the third typology, stemming from XDGA’s proposal, a well-dimensioned plinth of productive activity emerges that integrates the entrance halls to the housing units. BMA’s assessment of XDGA’s building permit application praised the double width of the entrance halls compared to the competition proposal, reinforcing the presence of the housing on the street side.

‘From our point of view, the project always starts in urban planning’, say architects Willem Van Besien and Ulysse Zehnlé of XDGA. ‘That is why we immediately raised the question, How can an architectural project define or improve the quality of the public space around it?’ The architects underline the importance of a transparent plinth that shows what is happening inside the building. ‘That way you create a good basis for a vibrant public space’, says Van Besien. Moreover, active ground floors are a requirement in the zoning plan for this area.

Despite the spatial quality of those productive spaces, however, filling them takes time, according to project developer Beckers. ‘The companies authorized by the zoning plan do not always need transparent façades. For instance, some applicants have indicated that they do not want their affairs to be seen from the outside’, says Beckers. Small office spaces, by contrast, are in high demand, but they do not fall within the definition of productive activity. ‘The Canal team needs an economic actor to think about suitable businesses’, Collet believes. ‘The four authorities working together in the Canal team deal with spatial planning and architecture, but the economic factor is missing.’

Beckers indicates that Atenor does not hold the buildings as a developer, but has to find parties that are willing to take over the productive spaces as well. ‘Perhaps some time is needed until the sites are completed’, Heughebaert reflects. Plots 6 and 7 are still under development. Plot 7 is a combination of housing with a school and shops. The laureate of this BMA competition is the team made up of B-architecten and Veld. A distinguishing feature are the open structures with loggias that connect the houses to the plinth and offer views of the neighbourhood park.

Site visit with Patrick Beckers (Atenor), Julie Collet (BMA), Claire Heughebaert (SAU-MSI), Willem Van Besien (XDGA) and Ulysse Zehnlé (XDGA)



01
Mixed-use buildings for
living and working around a
green public space.

02-03
XDGA's project includes a
productive plinth with parking
and housing above. Circular
openings provide views into the
production spaces and bring
light into the parking lot.

04
B-architecten and Veld designed
the park façade as an open
structure with loggias.

04





SPORTS TOWER

BEL ARCHITECTEN /
CRIT. ARCHITECTEN /
BUREAU D'ÉTUDES WEINAND

A narrow, crescent-shaped plot lies along the Canal, next to the winding hole in Vergotedok. It is a rather peculiar place, overlooking port activities while close to the urban fabric and the new developments on the nearby Becodok, such as residential buildings, the KANAL cultural hub and a new park on the quay. Plusoffice put this residual site on the agenda thanks to some design research in collaboration with BMA as part of the Canal plan.

The productive activities put forward by the research proved unfeasible, but the Brussels-Capital Region decided to exploit the site's potential for a stacked sports programme. The Sports Tower is the final piece in the revitalization of the district around the renovated Maximiliaanpark and connects with the Thurn & Taxis site across the Canal.

This assignment, led by the Urban Development Corporation (SAU-MSI) of the Brussels-Capital Region, fits within the framework of the Urban Renewal Contracts (CRU-SVC), which makes funds available for projects with supra-local appeal in this area.

The Sports Tower programme consists of a large sports hall, a gymnasium, a climbing room, padel courts and a cafeteria, all bordering the future Rederspark that will occupy the rest of the empty site. The challenge of this BMA competition lay mainly in how to reconcile this large-scale sports programme with the size, shape and other constraints of the site. The winning proposal by BEL, CRIT. and Weinand is a compact design in which the experience of the athletes takes centre stage.

Thanks to the clever stacking, each hall has a specific atmosphere, depending on its orientation. On the ground floor of the 37-metre-high tower, the climbing hall creates a connection to the quay of the Canal and an outdoor climbing wall. Light in the building's various spaces is an important spatial theme within the design. The gymnasium on the third floor features a few thoughtfully placed windows that create the right light for the gymnasts' activities. On the sixth floor, the sports hall is bathed in daylight entering through the domes. Visitors can do sport while enjoying stunning views of the Canal and the Northern Quarter skyline.

client	Urban Development Corporation (SAU-MSI)
programme	Omnisports hall, gymnasium, climbing hall, indoor-outdoor climbing wall, canteen
location	Quai des Armateurs, 1000 Brussels
surface	6,800 m ²

design	BEL Architecten / CRIT. Architecten / Bureau d'Études Weinand
procedure	Public procurement competition in two stages
year	2021–ongoing
phase	Planning permit



01



02

01

View of the Sports Tower from the Canal near Vergotedok.

02

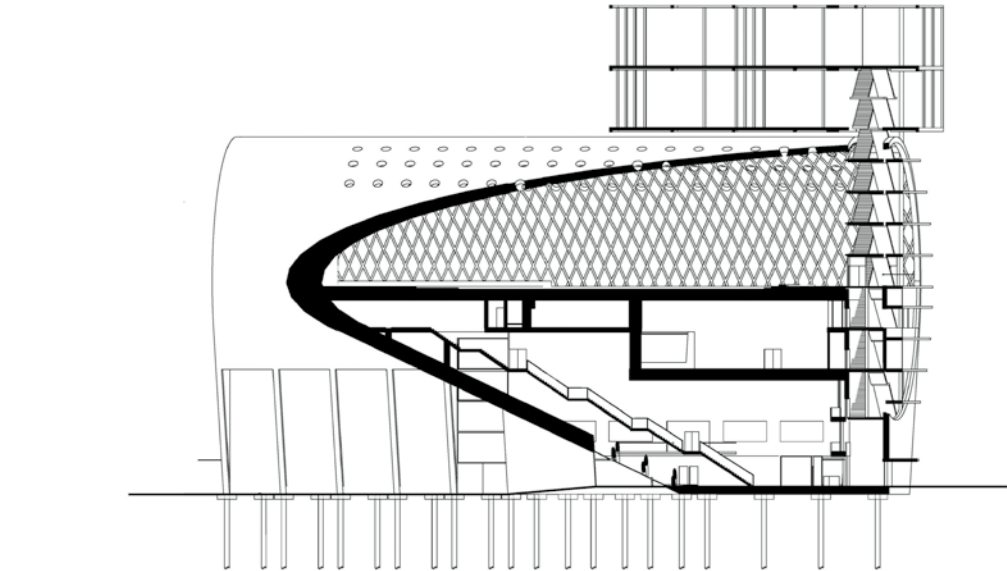
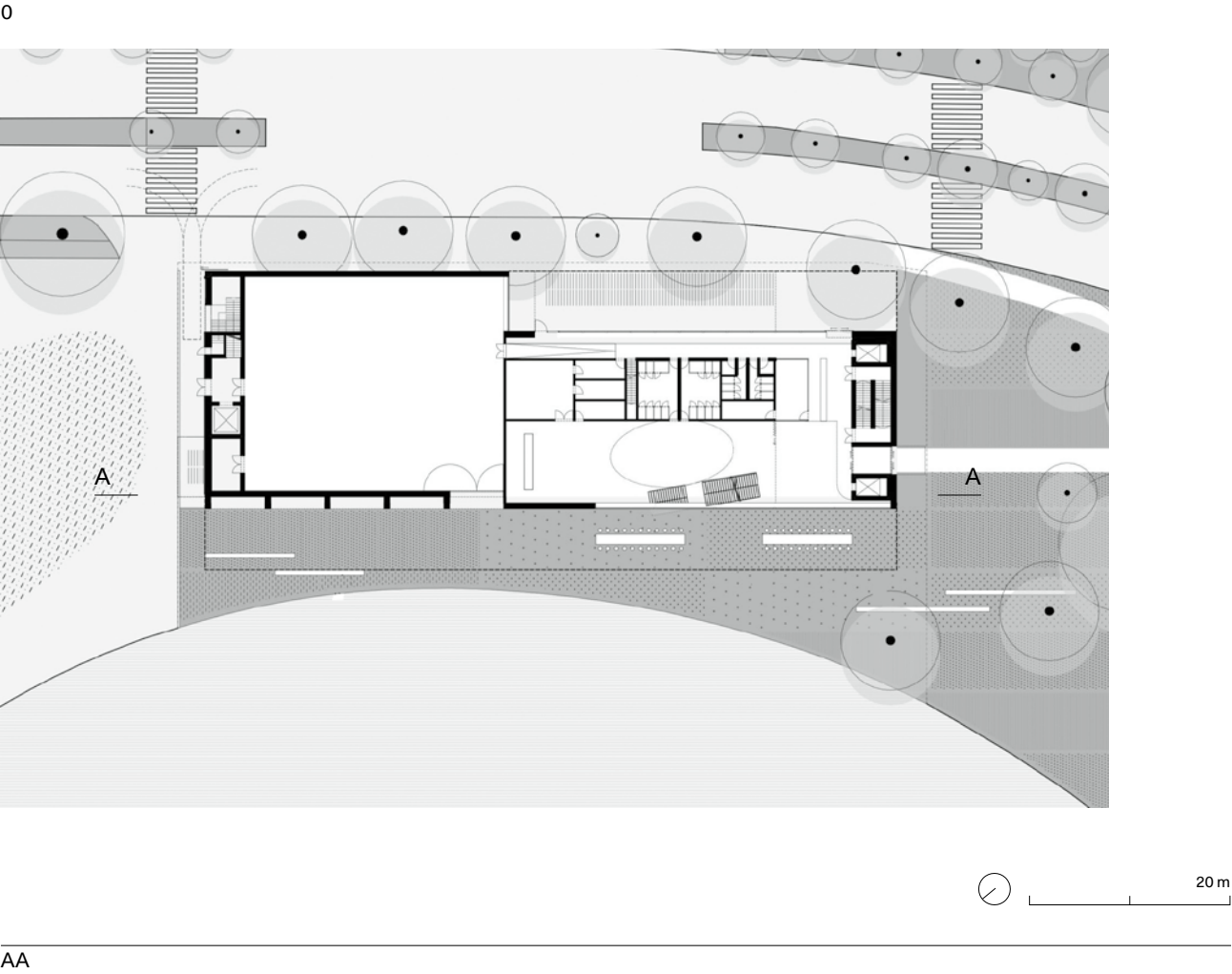
View of the Sports Tower from Tour & Taxis with the Northern Quarter in the background.

03

South façade with view of the wooden barrel vault.

04

Omnisports hall on the sixth floor where daylight enters via the domes.



ROYALE BELGE

BOVENBOUW /
CARUSO ST JOHN / DDS+

Set in a landscape of ponds and beech woods in the south-east of Brussels, the Royale Belge building exemplifies modernist corporate architecture with a strong visual identity. Designed by Belgian architect René Stapels in collaboration with his French colleague Pierre Dufau, the structure was completed in 1970 as the headquarters of insurance company Royale Belge.

At the time, the cruciform tower and large two-storey plinth contained offices as well as conference and training facilities for the thousand staff members. Both the immense building and its unique surroundings, which together form a landmark in the Brussels architectural landscape, were recognized as heritage in 2019. BMA contacted the consortium of new investors, Souverain 25, who were interested in jointly launching a competition with the aim of repurposing the building to include a variety of functions. These included a hotel, a fitness centre and a restaurant as well as co-working spaces, conference facilities and offices. This transforms the building from a private enclave into a semi-public pole of attraction — a relevant change for this part of the city in both social and spatial terms.

The winning design is the result of a collaboration between Bovenbouw Architectuur and Caruso St John Architects, subsequently developed in partnership with DDS+ architecten. The architects wanted to intervene as little as possible in the listed building, reusing and recycling materials wherever possible, making minimal modifications according to the new uses, and improving energy performance while preserving the essence of the original design.

The Corten steel façade skeleton was retained, the windows being replaced with ones similar to the original, but whose thermal performances meet contemporary standards. The impressive marble-clad entrance hall was opened up and linked to the bordering offices and restaurants. A spacious passageway leads to a new circular atrium cut through the floors of the podium at the centre of the floor plan. This space, twenty-one metres in diameter and three storeys high, brings light deep into the building, connects the lower floors of the plinth to the tower via a generous spiral staircase, and together with the entrance hall forms a new communal space for the building’s users.

client	Souverain 25
programme	Conversion to offices, hotel, conference facilities, bar, restaurant, health club
location	Boulevard du Souverain 25, 1170 Watermael- Boitsfort
surface	40,000 m ²

design	Bovenbouw / Caruso St John / DDS+
heritage	MA ²
procedure	Competition with private client
year	2019–2023
phase	Built



01
The swimming pool
contributes to the
multifunctional programme
of the building as part of the
health centre and the hotel.

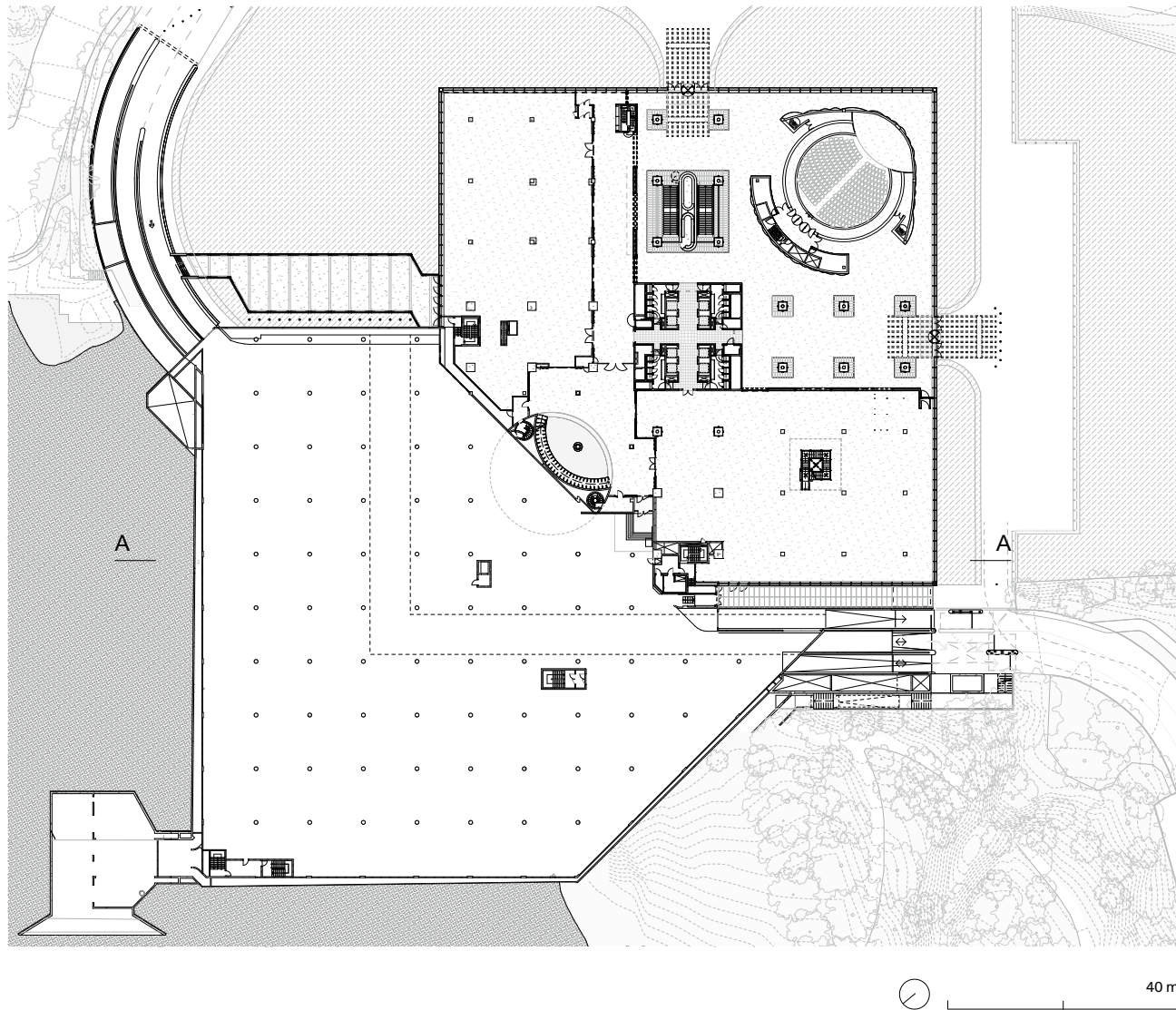
02
The entrance hall connects
to the adjoining offices and
restaurants.

03
A generous spiral staircase
connects the lower floors of the
plinth to the tower.

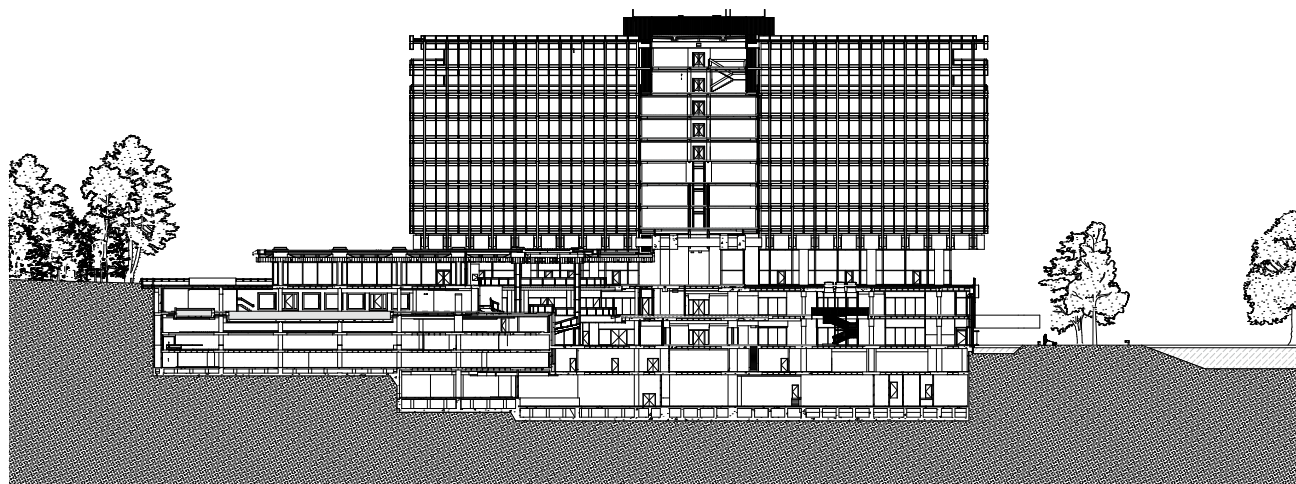
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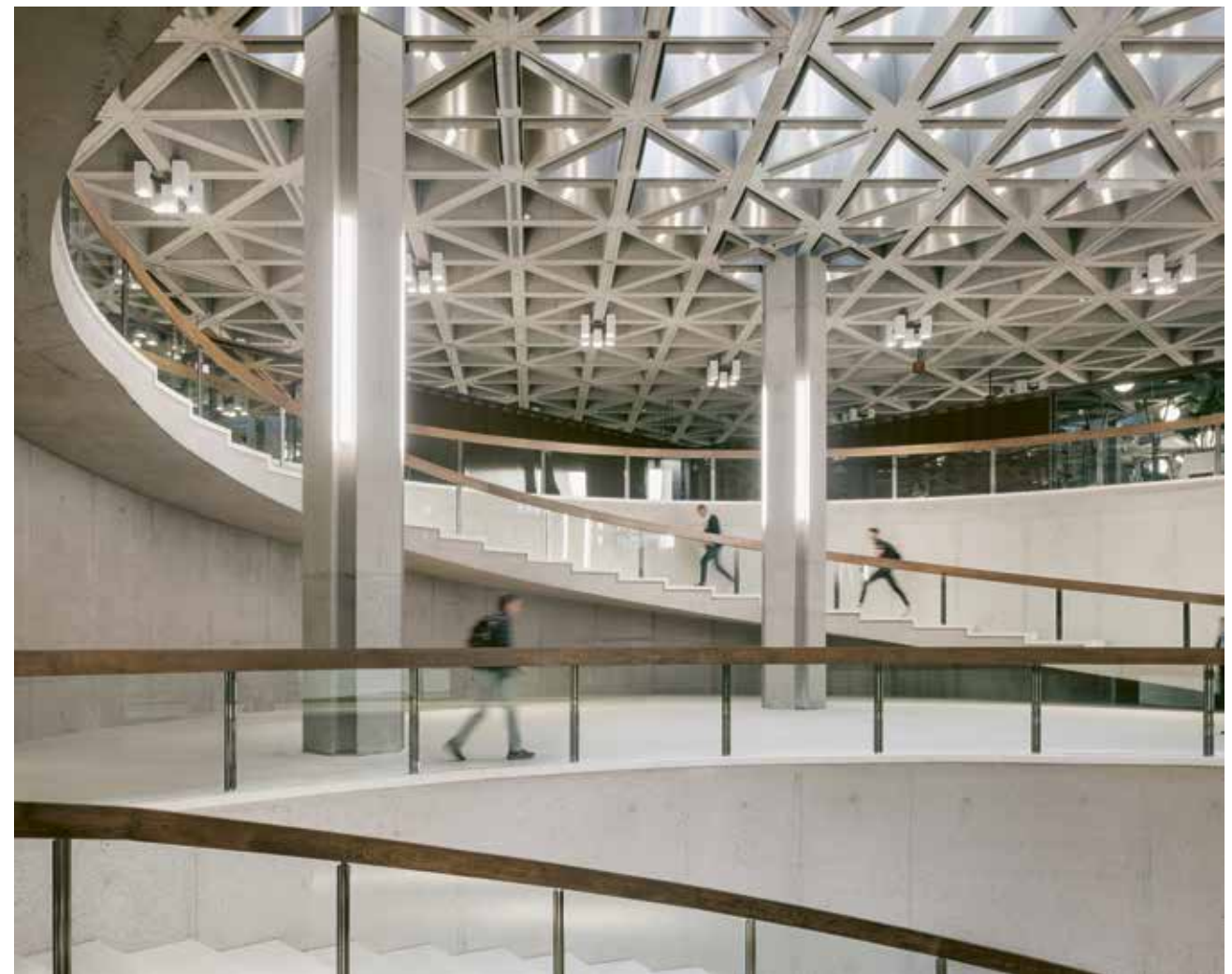
BMA

SOFT POWER



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EXCELLENCE AND THE EVERYDAY

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With BMA, it is not so much a beautiful cityscape we want to achieve as good city life. Our main focus is the quality of the residents' daily life. On that front, the 'ordinary programmes' of housing and basic facilities are far more important than a handful of iconic projects in the city, even if they draw attention more easily when it comes to success stories on the architecture scene. A Bouwmeester's ambition should not only seek to raise the architectural quality of the exception. The Bouwmeester should be at least as concerned with raising the quality of the everyday.

In a good city, public projects are fundamental because they are based on values of justice, inclusiveness, openness and care. They attest in the streetscape to the existence of a democratic society. That is why I consider collective housing and community facilities essential to the social constitution of the European city.

Public clients make up the biggest share of BMA activity. They are not only our permanent partners, but regularly innovative pioneers. The BMA team is in dialogue with a network of committed staff at the various public organizations on whom we can rely as allies for a better city. Public projects create additional opportunities for quality and encourage experimentation in architecture. This is not just about the projects themselves — think of a bold mix of functions or an extra push for circularity — but also beyond, for example through fairer remuneration for architects or an alternative model of collective ownership for residents.

The good city belongs to everyone. And yet it is becoming financially more and more difficult for more and more city dwellers to continue living in the city. For people in precarious living conditions especially, the city threatens to become hard. For me, true urbanity equals diversity across all dimensions. To my eyes, the city's vocation is to be hospitable to everyone seeking freedom. My ideal of a good city is a source of great political emancipation. Brussels must be such a good city. [KB]

BC ARCHITECTS / EVR-ARCHITECTEN
ANYOJI BELTRANDO
KADERSTUDIO / ATELIER KEMPE THILL

How does good public commissioning generate the space for groundbreaking ambition and quality?

The former military barracks in the Brussels municipality of Ixelles are getting a new lease of life. The walled site of almost four hectares consists of twenty-five buildings. When the federal police — which had taken over the buildings from the gendarmerie — announced its relocation in 2015, the neighbouring universities, Vrije Universiteit Brussel (VUB) and Université libre de Bruxelles (ULB), saw an opportunity to jointly strengthen their strategic and spatial position. Over the coming years, together with the universities and various public housing companies, the Brussels-Capital Region is going to transform the site into a new urban district. Usquare.brussels will be a place for research and education with neighbourhood facilities and housing for students and families. In 2018 ULB, VUB and SAU-MSI, the Urban Development Corporation of the Brussels-Capital Region, launched a call for designers for the renovation and redevelopment of seven historic buildings. This operation, the first concrete realization within Usquare, immediately sets the bar high in terms of sustainability and circularity. In the run-up to the redevelopment, the site was occupied under the name See U. This temporary occupation — the largest of a public domain in Belgium — yielded lessons for the permanent design.



01

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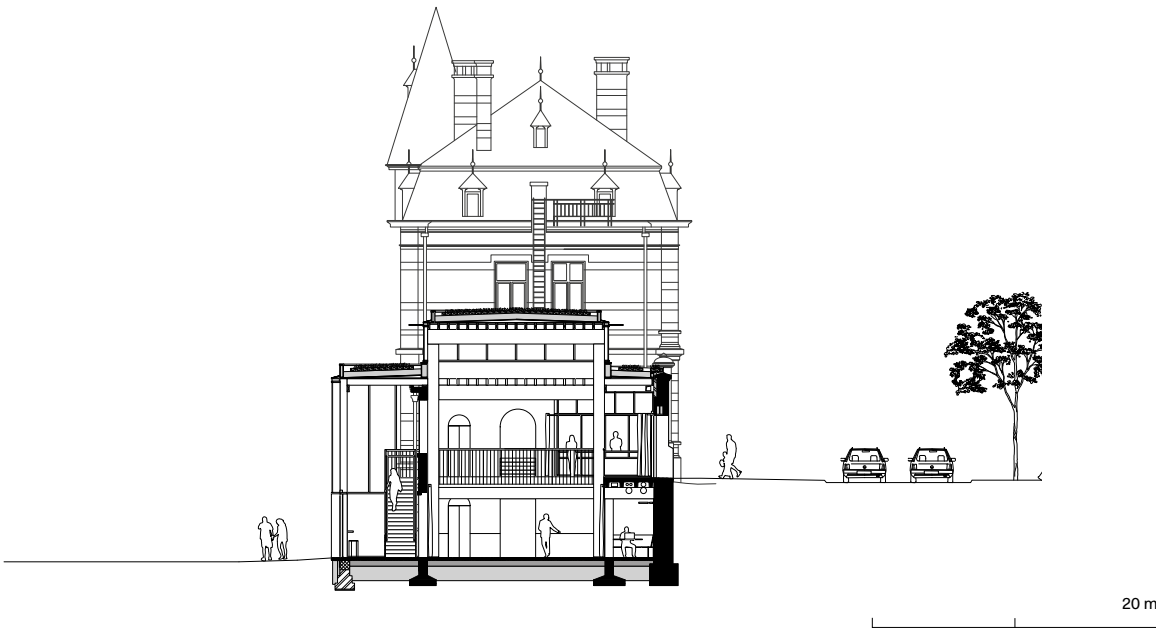
GRADUAL TESTING WITHIN A FRAMEWORK
‘The “U” refers to the universities and “square” to the shape of the site’, explains Sébastien Rodesch, the project manager at SAU-MSI who is coordinating the operational development of Usquare. The project started with the preparation of a ‘guiding development plan’, the PAD-RPA. That fairly recent policy instrument was needed for the site’s redevelopment and provided a framework for a coherent plan. Meanwhile, ULB and VUB sought the cooperation of the Bouwmeester to launch an architectural competition for the first phase of Usquare, namely the redevelopment of a research centre, an international reception house and a sustainable food market for the area. Indeed, instead of a closed campus, the university is actively seeking with Usquare to connect to city life.

‘The funding for this first project came from the European Regional Development Fund (ERDF) and the ambitions around sustainability were higher than normal’, says Frederik Serroen of the BMA team. Moreover, the winning team made up of evr-architecten, BC architects & studies, and Callebaut Architecten also put circularity as an item on the agenda. ‘Circular thinking is not only about material flows, but also about making optimal use of the existing buildings by finding a suitable programme’, says Wes Degreeef of BC architects & studies. For example, they deviated from the specifications by not dividing the ULB and VUB building into three parts, with stairs between them providing access to the site. Based on the idea that the building should rather radiate unity, the large staircases on the main street as stipulated in the specifications were not built; rather, public access to the site happens through the side street; this meant that less demolition was required. Degreeef: ‘When you do deviate from specifications like that, it helps that BMA is involved, as they dare to see the quality of the proposal.’ Moreover, the materials from the dismantled buildings have been reused, such as bricks and glazing. Other raw materials were recycled and incorporated into the floor. The new building materials are biobased, such as lime hemp and loam plaster.

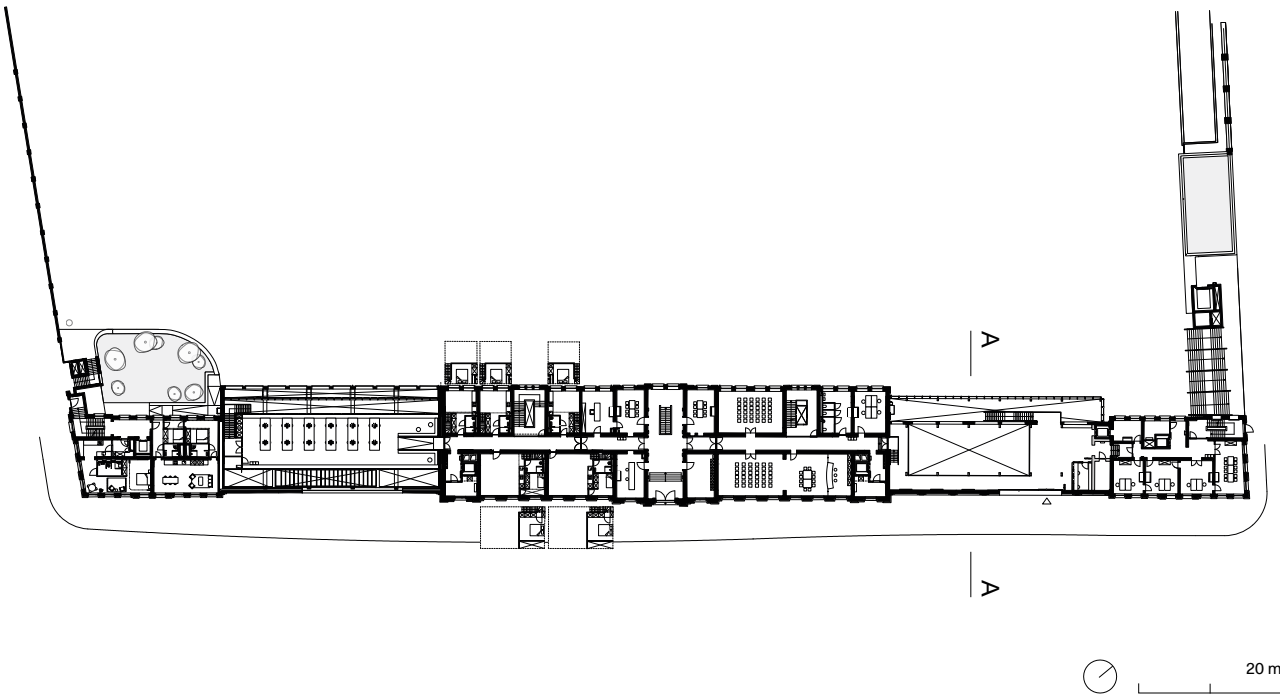
‘A living lab for circularity was created. The university agreed that we also applied non-certified materials such as acoustic loam plaster and organized lime hemp workshops with students, architects and contractors. This way of working is particularly rare within common procedures with contractors’, says Degreeef. Rodesch adds that the collaboration with the university was most fruitful, not least because researchers further dug into themes such as circular economy and geothermal energy for the benefit of the project. The Brussels-Capital Region was inspired by that circular approach and included the ambition in subsequent competitions for Usquare. ‘Because our approach is a gradual one, rather than designing and tendering everything at once, we can learn at each step and integrate insights gained into the next call for tenders’, says Rodesch.

University			
client	Urban Development Corporation (SAU-MSI),		design
	Vrije Universiteit Brussel, Université libre		heritage
	de Bruxelles		procedure
programme	Conversion to university and local public		year
	facilities		phase
location	Boulevard Général Jacques / Avenue de la		
	Couronne, 1050 Ixelles		
surface	8,400 m ²		

AA



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BMA

SOFT POWER

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- 01

To adapt the existing building to its new function, volumes were removed and added.
- 02

Dialogue between the existing and new parts of the building.
- 03

The entrance hall connects General Jacqueslaan with Usquare below.
- 04

The multipurpose hall is a work, meeting and event space.

EXCELLENCE AND THE EVERYDAY

USQUARE

05
Study area in the southern part of the building.

06
In the existing building, custom-made fixed furniture creates a new layout for the space.

07
The staircase in the entrance hall is made up of a combination of reused and biobased materials.

05



98 99



06

07



SUSTAINABLE PARTNERSHIPS

The project works as a showcase project for the universities as well as for the designers and for the Brussels-Capital Region. ‘We are not only continuing the experience gained within Usquare, but are also sharing it with other contracting authorities’, Rodesch observes. The next step was the tender for the temporary activation and subsequently the BMA competitions for the public space, for the social housing project ‘Clos des mariés’, for the student housing and recently for a centre for people with autism spectrum disorder.

Usquare’s public domain is owned by the Region and from the start, there was concern about the neighbourhood’s reaction to the project. No one was familiar with this walled-off piece of city. To gradually open up the site, a plan for temporary use was drawn up. The cinema is an example of how certain tests can ultimately find a place in the permanent design. ‘We wanted to see whether there was a demand for neighbourhood cinemas in Brussels and when we heard that there was an auditorium here, we seized the opportunity. We saw the ecosystem of students and the other temporary activities as potential’, says Thibaut Quirynen, co-founder of Kinograph. ‘The dynamic between the universities and the cinema proved to work well, so we included the cinema in the BMA competition for the 460 student residences’, Rodesch observes. Kinograph’s wishes in terms of the size of the spaces were woven into the project definition. The tender for the student housing also required that at least 60 per cent of the building’s materials should be recovered.

Anyoji Beltrando, the design team behind the public space, also embraced the concept of circularity. They are reusing as many of the current cobbles as possible and are further greening the site by making room for urban agriculture. The aim is to create a differentiated network of public spaces without compromising the current identity. The Brussels Regional Housing Company and the designers are also implementing the principles of circular construction and greening in the competition for the thirty-three social housing units of the ‘Clos des mariés’, won by Atelier Kempe Thill and Kaderstudio. ‘The positive carry-over of ambitions is striking and has to do, I feel, with the continuity of the people who have been involved in Usquare since 2017’, Serroen reflects. ‘Everyone is passionate about supporting the project.’

Site visit with Wes Degreef (BC architects & studies), Sébastien Rodesch (SAU-MSI), Frederik Serroen (BMA) and Thibaut Quirynen (Kinograph)



Public space

client	Urban Development Corporation (SAU-MSI)
programme	Public space
location	Boulevard Général Jacques / Avenue de la Couronne, 1050 Ixelles
surface	18,000 m ²

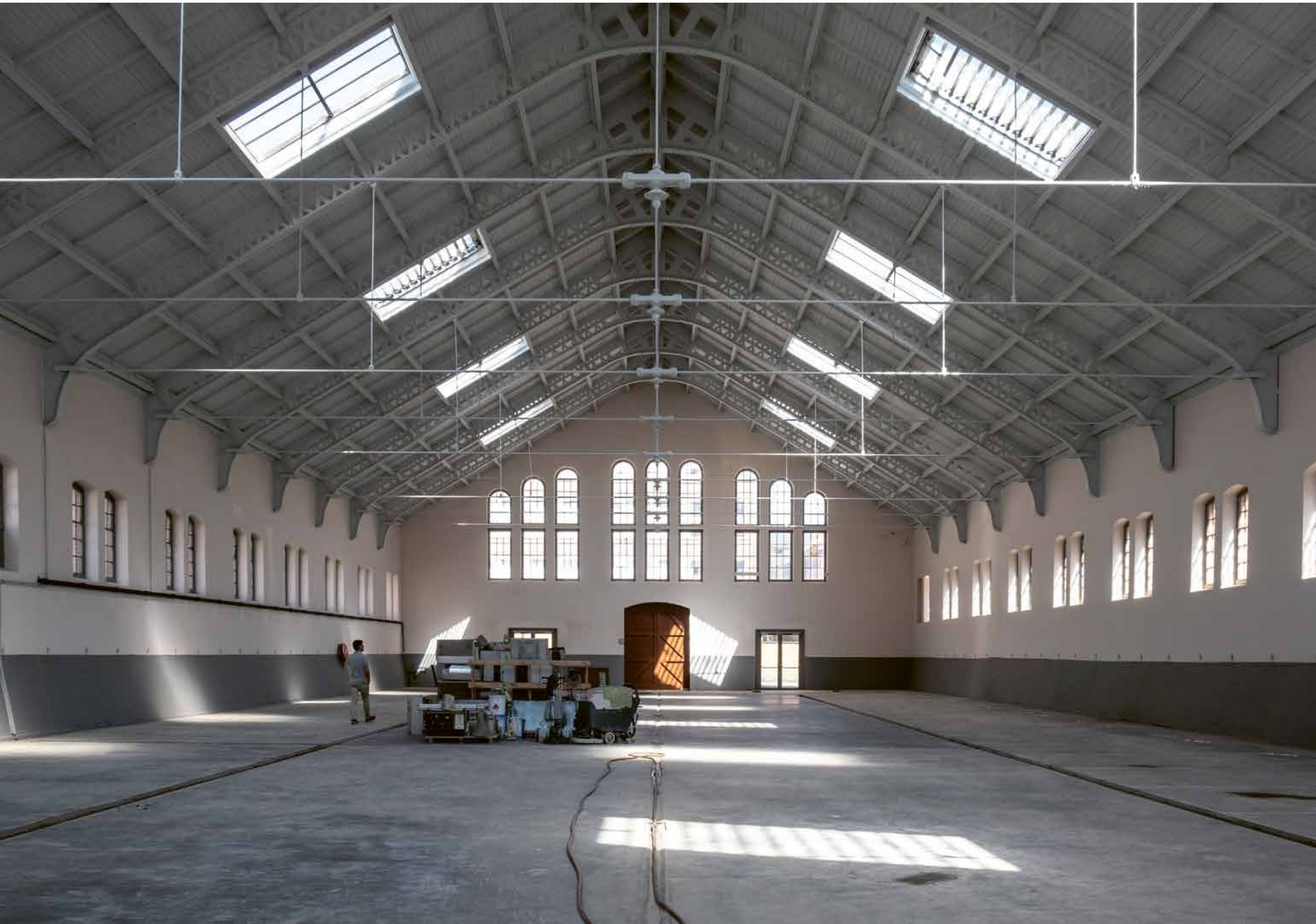
design	Anyoji Beltrando architectes-urbanistes
landscape	OLM
procedure	Public procurement competition in two stages
year	2019–ongoing
phase	Design



Clos des Mariés

client	Regional Social Housing Corporation (SLRB-BGHM)
programme	Conversion to social housing
location	Boulevard Général Jacques / Avenue de la Couronne, 1050 Ixelles
surface	3,700 m ²

design	Kaderstudio / Atelier Kempe Thill
procedure	Public procurement competition in two stages
year	2019–ongoing
phase	Planning permit



KLAVERTJE VIER

A PRACTICE / BARRAULT PRESSACCO

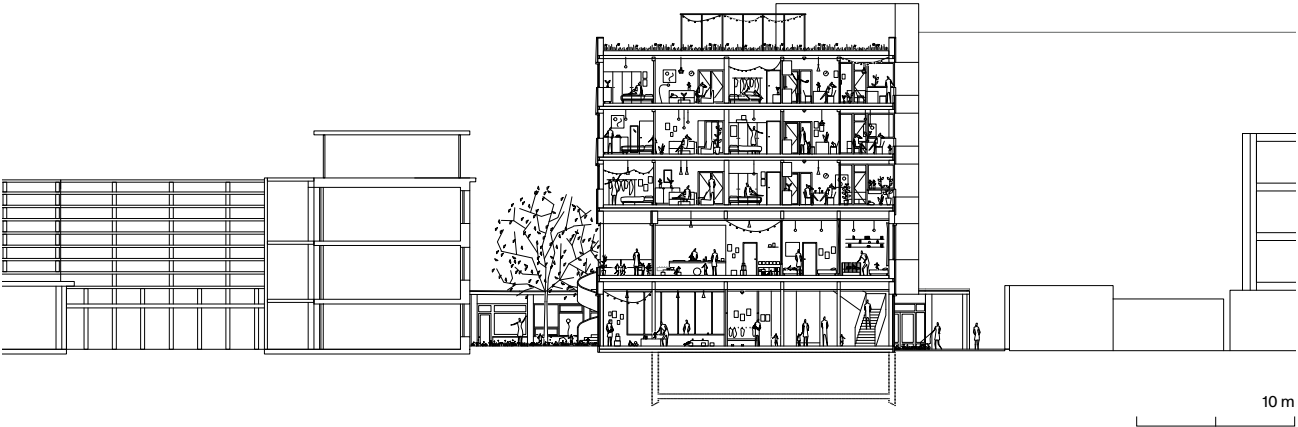
The BMA competitions for the Klavertje Vier primary school and its forecourt were followed by a competition for the neighbouring crèche, which extends over two wings around a spacious planted courtyard. The redevelopment by the Property Management Agency of the City of Brussels is part of the Helihaven-Antwerpen Sustainable Neighbourhood Contract and includes a project for a crèche and a dozen residential units. Square, school, crèche and housing, the four leaves of the clover that will soon grow in the neighbourhood. With the implementation of several regional projects, such as the upcoming transformation of Maximiliaanpark and the subsequent redevelopment of Groendreef, major changes are imminent in this neighbourhood.

For this mixed-use programme, the public client wanted an innovative project that would make the most of the site's physical features, with a preference for low-tech design solutions, contact with the soil, integrated stormwater management and ecological materials. The laureates, a practice and Barrault Pressacco, came up with a proposal that fully meets the challenge, a nice interaction that allows public commissions with a sense of experimentation, such as the use of hemp concrete to insulate and fill the blind parts of the façades. The design proposal preserves the existing building almost entirely, except for an incision that provides a new passage to the Canal at the level of the Helihaven district. A detailed inventory of the finishing elements enables the design team to elaborate a strategy for reusing other building elements present on-site, such as the glass and frames of the windows, besides preserving the existing buildings. To meet the programme, a new cube-shaped volume is placed between the two retained wings. The crèche will be located in the two existing buildings and on the first floor of the new building, while the housing units will be on the remaining floors. The design is currently being further developed.

client	Development Corporation of the City of Brussels	design	a practice / Barrault Pressacco
programme	Crèche, housing	procedure	Public procurement competition after a call for interest
location	Allée Verte 16, 1000 Brussels	year	2023–ongoing
surface	2,450 m ²	phase	Design



AA



10 m



CLTB TIVOLI

V+ / HBAAT

The Tivoli GreenCity area in Laken wants to set an example in terms of sustainability, biodiversity, awareness-raising and citizen participation. These various objectives are included in a charter drawn up by citydev.brussels, the client behind the neighbourhood’s development.

It is in this context that CLTB, the Community Land Trust Brussels, purchased a corner plot to build twenty-two housing units with a collective quality of life on the basis of a co-operative development model. CLTB launched a competition with BMA, and the jury paid particular attention to the communal spaces, their spatial qualities and the opportunities for meeting and exchanging that they stimulate. Public commissioning takes responsibility here for renewing the housing typology, both spatially and through the underlying financial model.

As the plot for the CLTB project was in an existing area, the design proposals of the competition participants had to fit within the already established subdivision permit. The winning team, V+ and HBAAT, proposed a simple but efficient and functional design on this narrow plot, with a clear connection between the architectural concept and the structure. The plan provides for three building volumes along the street, with a recess between two buildings with room for a small square adjoining the street. This helps to activate the street, providing access to the various residential buildings and connecting to the new public space.

The communal inner space is cleverly located and accessible via the square and the inner area. As such, it can be used not only by the residents themselves but also by people from the neighbourhood. The residential units are of high quality, well lit and rationally organized, each with an outdoor space. The circulation is thoughtful and encourages contact between people. There is also a shared roof terrace on top. The square that opens up to the street and the excess of circulation testify to the attention to social cohesion that distinguishes a public client like CLTB from current housing production. The simplicity of the project as a whole, and especially of the local and sustainable materials chosen, means that the project is easy to adapt and dismantle. Moreover, the layout of the building can evolve according to future needs, thanks to the simple and classic concept underlying the structure of this project. The design is currently being further developed.

client	Foundation Community Land Trust Brussels
programme	Housing
location	Rue du Tivoli / Rue Andrée De Jongh, 1020 Laeken
surface	2,800 m ²

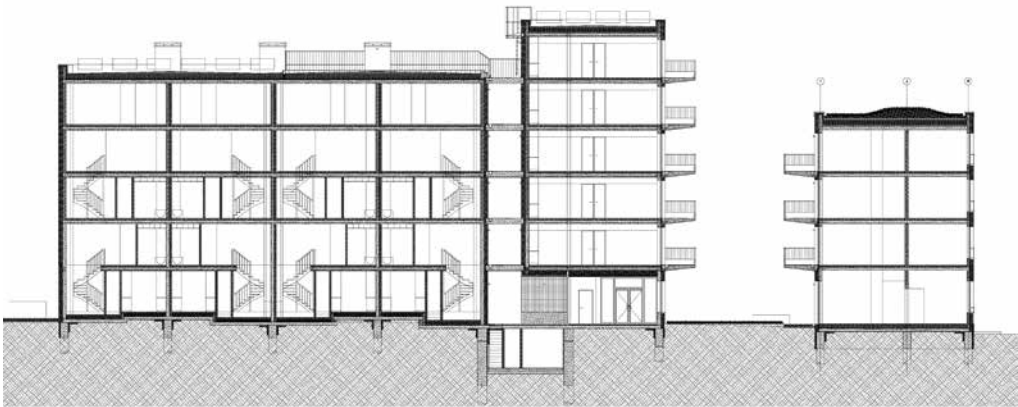
design	V+ / HBAAT
procedure	Public procurement competition in two stages
year	2019–ongoing
phase	Design

01
Model of the ensemble of residential buildings fitted into the existing context.



01

AA



+1



PRODUCTION BELONGS IN THE CITY

In recent decades, urban renewal has radically transformed many European cities. Almost magically, we have turned post-industrial sites into attractive neighbourhoods with a lively mix of functions. And yet they are often less diverse than we think. Blue-collar jobs in production, manufacturing, logistics, maintenance and repair, among others, have been increasingly pushed out of the city.

We therefore need a mental shift as to what working in the city is. It does not just involve office jobs. It also encompasses ‘dirty’ jobs. Big-city fun — bars, shopping and brilliant upgrading — comes with a world of logistics, recycling and production. The back room of the city is as much a part of the city as the front room.

In Brussels, there has been an awareness since the early 2010s that productive activities too belong in the city thanks to several exploratory initiatives, by both local architecture schools and cultural organizations. After this agenda-setting, that vision was confirmed at the political level in official urban planning through zoning plans interweaving living and working. Unlike in other cities, not all activity along the Canal has had to give way to urban upgrading. This made it possible to kick off the transformation of the Canal zone from 2012 under the motto Productive City. Compared to other cities, Brussels really was a trailblazer in this field.

110

111

Productive activity generates sustainable mobility thanks to the proximity between housing, work and consumption. It turns out to be a lever for authentic urban regeneration. In Brussels, the socio-economic argument weighs heavily, especially local employment for the low-skilled workers who make up a large part of the population in the centrally located neighbourhoods. Many jobs in the tourism, maintenance or security sectors were lost during the Covid period. This proves that a diversified economy, which also provides essential jobs in the productive sector, is far more resilient.

With BMA, we have systematically made use of architectural competitions and research by design to develop innovative solutions, build know-how and achieve architectural quality for such programmes that previously did not ‘deserve’ it. I believe that in a truly mixed city we need to nurture, recognize and celebrate the presence of the productive economy. Even those professions that ‘make things’ are entitled to a prominent place in our urban society. [KB]

NOVACITY I

BOGDAN & VAN BROECK / DDS+

How can maintaining production in the city serve as a lever for the development of ‘new land’ and new forms of community?

While some cities are driving their productive activities out of the city to then import and consume required products, the Brussels-Capital Region is looking for a future as a productive city. The NovaCity I project is located on one of the last vacant lots along the Brussels Ring, at the intersection of several important connecting routes, including the railway. With NovaCity I, client citydev.brussels carried out its first project with a mixed and vertically stacked programme. Their aim is to help businesses in their search for locations in Brussels while building rental and owner-occupied housing for middle-income individuals and families. The result is an innovative piece of city with two main streets: one leads to the residences and the showrooms of businesses, the other runs along the railway and is a logistics street serving the spaces reserved for economic activities (some 7,600 m² in total). The sixty-three flats, jointly about 7,800 m², are separated by large shared spaces, such as galleries and roof terraces.

client	citydev.brussels
programme	Housing, productive activities
location	Rue des Trèfles / Chaussée de Mons, 1070 Anderlecht
surface	18,850 m ²

design	Bogdan & Van Broeck / DDS+
procedure	Design & Build
year	2018–2022
phase	Built



01



02

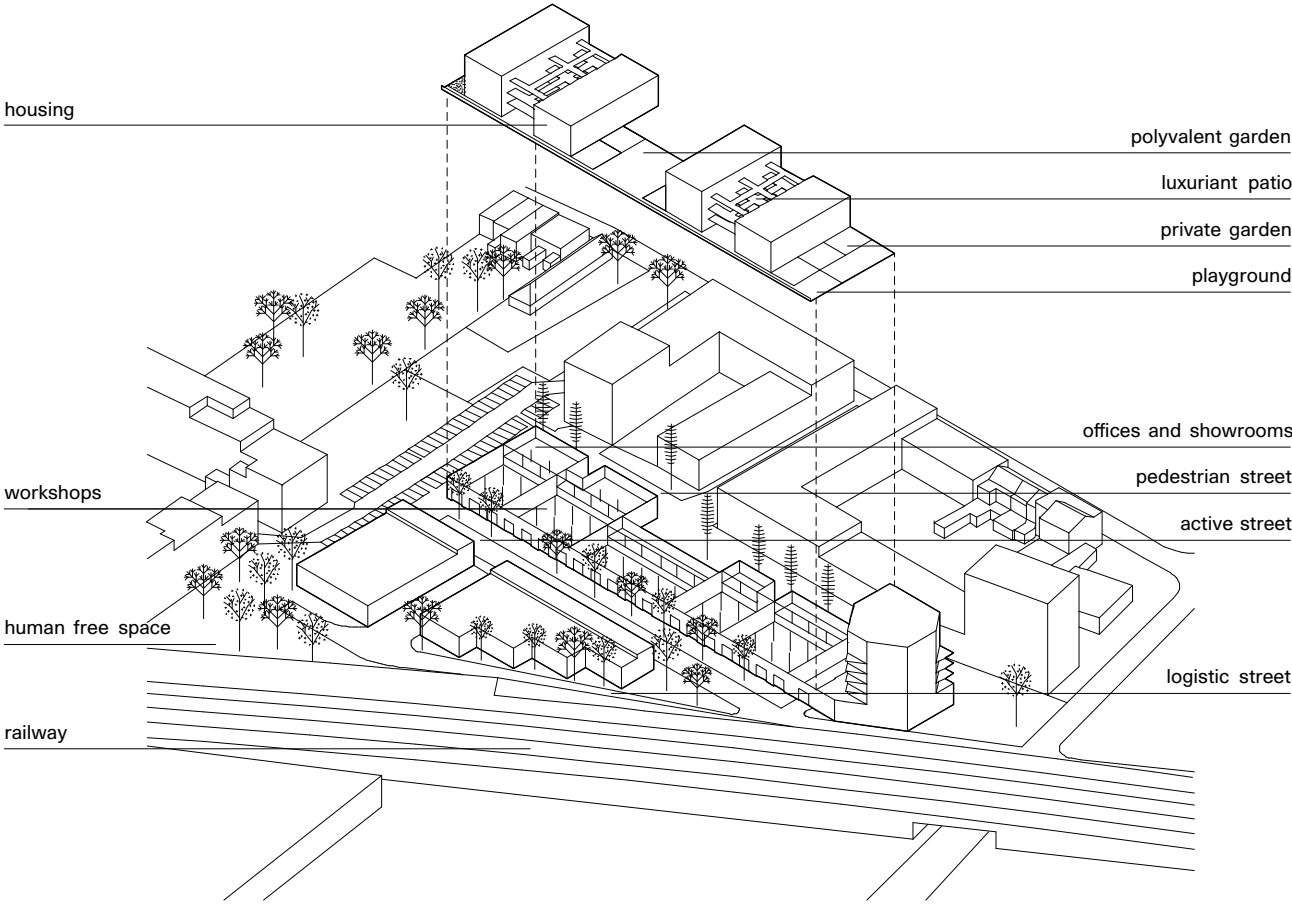


- 01

On the roof of the productive base, there are communal and private outdoor spaces.
- 02

Centrally located on the shared roof is the greenhouse for use by the residents.
- 03

The public space around the building can be programmed with different activities.



03

FROM MASTER PLAN TO REALIZATION

‘With NovaCity, we tested how a vision around the stacking of affordable business spaces and housing units can lead to a new building practice’, says Olivier Alexandre, project developer at citydev.brussels. The project goes back a long way and began with the drafting of a legal master plan for the subdivision permit. NovaCity I is the first realization within this development and received funding from the European Regional Development Fund (ERDF) programme. This means that the companies setting up there will have to fit within the priorities that have been set, aimed at creating new job-generating activities, including in the social economy.

After drawing up the master plan for Nova-City, BMA was involved in organizing the design-build competition. ‘During the jury phase, BMA helped the other jury members to see that dealing flexibly with the master plan could lead to greater quality’, says Jean-Guy Pecher of the BMA team. ‘The winning team adhered to the broad outlines of the master plan, but brought a number of clever improvements: they gave the orientation of the apartment blocks a quarter turn in relation to the business premises and the railway, worked with the sun by adjusting building heights, and introduced a logistics loop around the business premises, which created space for existing and planted vegetation.’

Geert Vanoverschelde of architecture firm DDS+ adds: ‘The master plan relied heavily on suppressing noise and used the flats on the railway side as a buffer. The decision to alter the direction of the apartment blocks and step away from the master plan was a crucial moment in the development of the proposal. The belief that this would lead to increased quality of life, by encouraging contact between residents in the outdoor spaces between the flats, encouraged us to deviate from the master plan.’ Architect Oana Bogdan of &bogdan: ‘Without BMA, it is difficult for a design team to convince the jury of such an adjustment. After all, the design team wants to win. You need someone independent to explain this and translate it to the different expertises within the jury.’

Many experts are around the table during the judging of complex plans. It is also BMA’s role to keep an eye on the overall vision and to mediate. ‘BMA gathers the questions, leads the conversation and can steer strategically by asking certain questions’, say Bogdan and Vanoverschelde, the selected designers.



04

04
The housing units have an elevated front garden, located on the gallery.

05
Bicycle parking spaces at the gallery emphasize the idea of an elevated street.



05

BMA

VERTICAL STACKING

The triangular site of NovaCity I in Anderlecht forms a noisy fringe. This renders the plot less commercially interesting for the mainstream market, making it easier for a public party to come forward. However, the project's location along the railway and its impressive design also make it a recognizable gateway to the city. 'A distinctive feature of the project is the second ground level, which creates "new land", so to speak. The roofs of the commercial spaces form communal areas for residents and sometimes feel like you are at street level', Bogdan says. The roofs are arranged in different zones: galleries, terraces as front gardens, green backyards, a shared garden and a play area.

The plan features different types of business space. The showrooms, with offices above them and housing on the roof, border the side of NovaCity II, with the liveliest street possible. The heavier production activities are along the railway, with no housing above. 'For many companies, this is a logistical dream, being easily accessible for trucks and close to the motorway', says tenant Nicolas Dhaene of Colors Kitchen.

Roan Van Boeckel, a developer at Kairos-Wolito, says that despite the sought-after location, they did not know beforehand which companies would move in. 'Thus, in technical terms, the electrical power, ventilation, heating and cooling requirements had to be adjusted for each tenant.' Alexandre explains that they learned a lot from this for other projects: 'Besides the intermediary who coordinates the rental of the business premises and the building manager for the housing units, you need another kind of site manager to run the project properly upon completion.' Dhaene gives an illustration: 'We needed additional electrical power. This is because we run a central kitchen with ready-made meals, which means we need a lot of refrigeration units. Fortunately, we were able to request that extra electricity afterwards and it worked out fine.'

Colors Kitchen is also very happy with the view of the green surroundings from the production halls. 'The many green spaces in the project also require little maintenance', adds Van Boeckel. 'We advocate the most natural vegetation possible.' According to Vanoverschelde, the greenery already present on-site has been preserved and enhanced, in collaboration with landscape architects Atelier Eole Paysagistes. During their break, workmen can put a table and chairs outside next to the company premises and enjoy a nice break.

Site visit with Olivier Alexandre (citydev.brussels), Oana Bogdan (&bogdan), Nicolas Dhaene (Colors Kitchen), Jean-Guy Pecher (BMA), Geert Vanoverschelde (DDS+) and Roan Van Boeckel (Kairos/Wolito)

SOFT POWER

118

119

06
The spacious living rooms allow for various arrangements, depending on the needs of the inhabitants.

07
The workshops offer views onto the greenery surrounding NovaCity.



06

07



PRODUCTION BELONGS IN THE CITY

NOVACITY I



BRUSSELS BEER PROJECT

OFFICE
KERSTEN GEERS DAVID VAN SEVEREN

The Brussels-Capital Region’s ambition to make room for productive activities in the city and for mixed urban development along the Canal led to a collaboration with Brussels Beer Project (BBP) in 2018. The company had already successfully marketed beer with a Brussels identity, but from now on wanted to brew it in Brussels itself. After contacting BMA, this site on Biestebroekdok emerged as suitable to establish an open and creative brewery. It is a real eye-catcher that has helped to shape the character of this area, which is being fully redeveloped. Located at the point where the Canal bends and widens, and on a bike route, the project adds value in terms of urban planning by capitalizing on both.

The project contained a significant technical challenge: the production chain was conceived vertically over several floors, food production standards had to be strictly adhered to, and logistical constraints and the severe pollution of the site had to be taken into account. Office Kersten Geers David Van Severen won this competition for a productive programme that previously did not ‘deserve’ architecture. This underlines the importance of quality architecture for industrial buildings.

The new brewery houses the entire brewing process and is also open to the public. As a compact and efficient industrial container, the building stands out thanks to its solid concrete base and colourful sloping roof. The latter displays the company’s graphic identity, thanks to the stripes in the distinctive colours of BBP beer labels. A unique and remarkable feature in the (future) urban landscape around Biestebroekdok. To further highlight the brewery’s production activity, tanks are also visible to the public behind the glass façade under the sloping roof. The open plan allows for a flexible organization, which can be adapted as technological requirements evolve. The overhanging eaves at the rear provide shelter for a public ‘Beer Garden’ that is a popular stop on the bike route along the Canal.

client	Brussels Beer Project
programme	Brewery, bar, public garden
location	Quai de Biestebroek 23, 1070 Anderlecht
surface	1,500 m²

design	Office Kersten Geers David Van Severen
procedure	Competition with private client
year	2018–2022
phase	Built

01
Brussels Beer Project forms an eye-catcher along the Canal.

02
The brewery’s tanks are visible from outside.



01

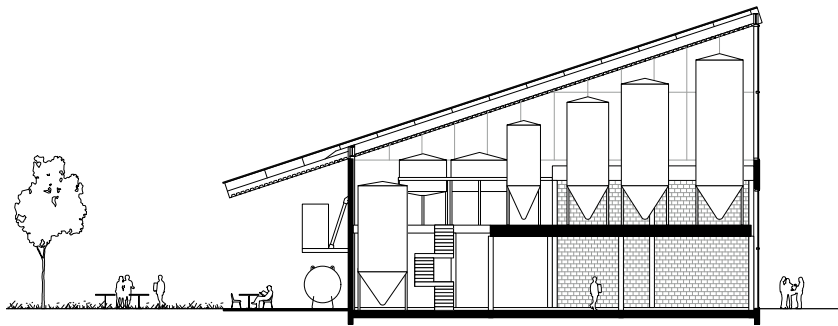


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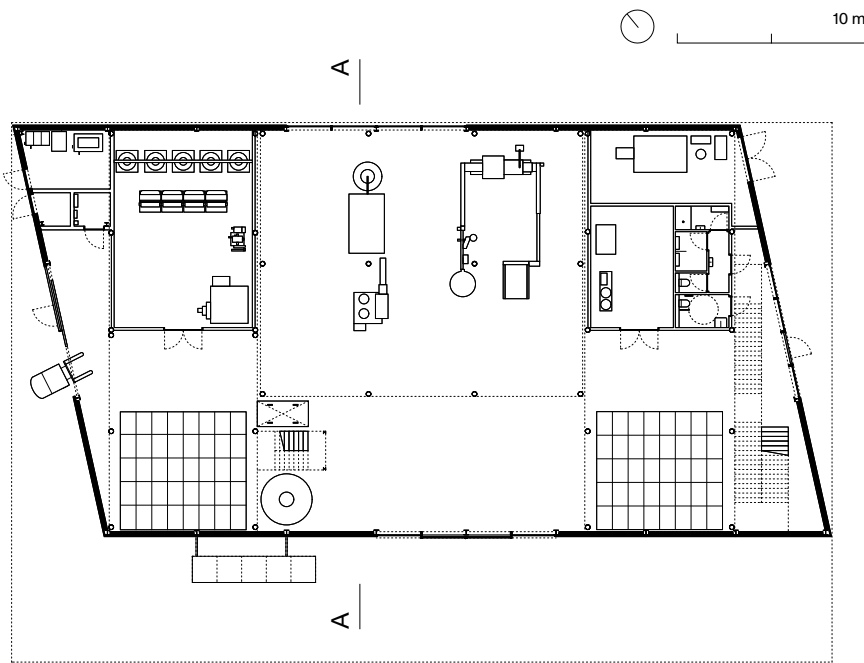


03

AA



0



BMA

SOFT POWER

124

125

03
Transparent workshops
for brewery employees.

04
The tanks are set up under the sloping
roof behind the glass façade.

04





RECYPARK DEMETS

51N4E

The increasing use of container parks in the Brussels-Capital Region shows that recycling is an increasingly widespread habit. How we look at our waste is changing, and container parks are being seen more positively: one person’s waste is another person’s resource. Recyparks in Brussels are an essential link in the circular economy. It will be a real urban challenge to integrate these places as close to the residents as possible.

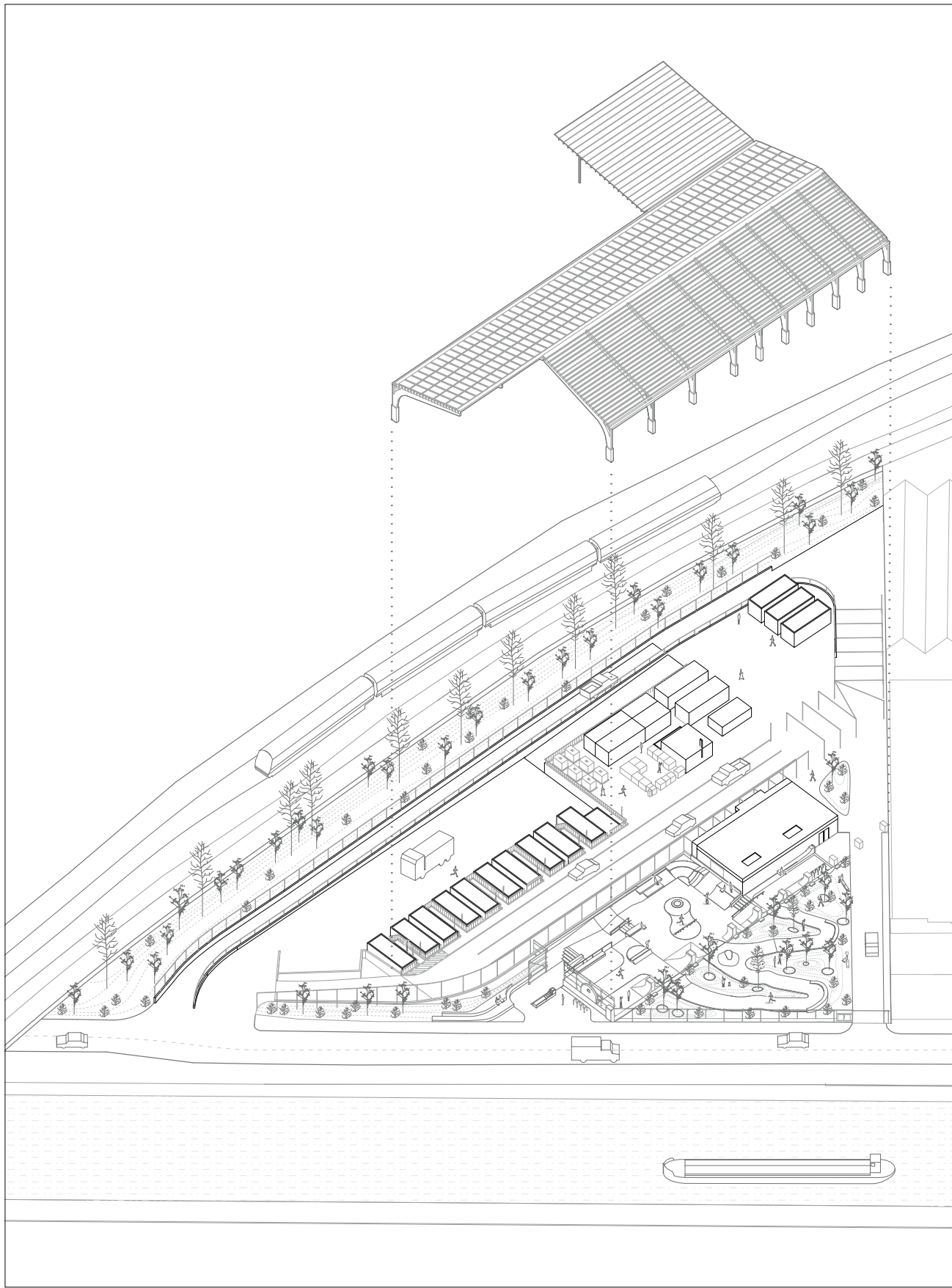
Bruxelles-Propreté no longer wants to push them to the outskirts of the city. As such, it launched a competition with BMA for a Recypark on a plot along the Canal in Anderlecht. This small but impactful project is part of the search for pilot projects to develop more of these facilities in an urban setting.

The project site marks the southern tip of the Birmingham block, a plot from the industrial era that is gradually transforming into a mixed-use and inhabited area where productive activities combine with urbanity. The competition laureate, 51N4E, proposed to concentrate the Recypark on one side of the plot; this left room for a public space with a skatepark and greenery, connected to the Canal. This programme facilitated the acceptance of the logistics programme in the area, making it more attractive and also drawing other types of users.

The design team also came up with the idea of using recovered structures to assemble the canopy of the site. After a study by Rotor, they found suitable wooden trusses from an old riding school; these were dismantled, transported to Brussels and stored pending reassembly on-site. This project proves that with the right architectural ambition, a logistics facility can add value in both collective and social terms.

client	Regional Waste Collection Agency	design	51N4E
programme	Waste-sorting facility, recycling shop, skatepark	reuse	Rotor
location	Quai Fernand Demets 22, 1070 Anderlecht	skatepark	Les Marneurs – Janne Saario
surface	4,750 m ²	procedure	Public procurement competition in two stages
		year	2016–2024
		phase	Built





130

131



02

03



01
Recypark is located
between the larger
infrastructures of the
railway and the Canal.

02
An eye-catcher for the
neighbourhood and
for the traffic along the
Canal.

03
Materials are collected
separately at various
points along the
wooden structure.



NO SPACE TO WASTE

Brussels cannot expand, only densify. After all, the territory of the Brussels-Capital Region is irrevocably bound by the language borders of the Belgian state in its current arrangement. In total, 161 km², no more, no less. Although its socio-economic sphere of influence far exceeds its own administrative borders, the capital of Belgium is hardly allowed to think outside them, courtesy of the Flemish and Walloon regions. As a result, metropolitan initiatives that exist around other big cities, such as suburban mobility, hardly ever get off the ground here. While this is certainly a missed opportunity from the perspective of classic urban planning, I like to see it as an asset in terms of urban development.

It is precisely because the political reflex compels us to solve everything on our own territory that in Brussels we are not afraid to come up with complex solutions. Residual plots, a completely heterogeneous context, a sub-soil that is difficult to build on: in our city, architects seize the constraints of a seemingly impossible environment as a source of inspiration in order to escape from it.

134

135

Thirty years ago, the Brussels authorities set up a wonderful instrument called the Neighbourhood Contracts to carry out urban renewal through a coherent set of small interventions in a clearly defined area. The aim was to heal the city after the abusive urban planning of the 1970s and make it more liveable for its residents. A small residential building on an empty plot woven into the fabric, a neighbourhood park given an upgrade, a public facility strategically activating the public space. I believe that a big city should also aspire to big projects. However, you should not underestimate how a city can undergo a metamorphosis thanks to a multitude of small interventions. Urban acupuncture has reached a masterly level in Brussels, not least because many young architects are given opportunities here.

Today, it is no longer just about the liveability of a local area, but also of the planet. Consequently, the key questions are, What does appropriate urban renewal in our age look like? What are the limits to densification? Had we not better use open space to combat the effects of global warming? The evolution towards a climate-conscious city will be the focus of urban development in Brussels in the coming years. The field of tension is more tangible than ever in Brussels because the battlefield is so compact. And the urgency all the greater. [KB]

THURN & TAXIS / PANNENHUIS PARKS

BAUKUNST / LANDINZICHT
ALTSTADT / LANDINZICHT
BUREAU BAS SMETS

How can we exploit the city's interstitial public places so that they collectively result in a network of quality public space?

North-west of the Brussels Pentagon lies the city centre's largest green lung. Over the past fifteen years, nine hectares of former railway land have gradually evolved into a green network connecting the municipalities of Molenbeek, Jette and Laken. In the nineteenth century, the Von Thurn und Taxis family of the European postal system bought the site to build the Gare Maritime freight station. At the end of the twentieth century, the station closed and the tracks fell out of use. After a period of disuse and dereliction, the area around the station was transformed into an office and housing district with a landscaped park that stretches from Havenlaan to Bockstaelplein. The former track bed and the residual spaces around it were the subject of several BMA competitions that tie in with the large park being realized by the site's developer. The area's diverse characteristics create different sub-areas: the Thurn & Taxis park starts at the Canal, with five rows of trees leading to ponds and a rolling landscape with two large wadis. The railway valley of Line 28 starts under the bridge, with the urban agriculture of Parckfarm. And Pannenhuis metro station is where you will find the park of the same name with a wooded area and playground that turn into a narrow green strip, ending at the Tielemans pocket park in Bockstael.

01
Entrances to the park and playground designed by Landinzicht.

02
A carefully integrated pedestrian and cyclist bridge designed by Baukunst spans the height difference between the street and the park.

03
The existing elevation differences in the park have been used as play elements.

01



02



03



BUILDING ON THE EXISTING
'In 2007 the developers who jointly owned the Thurn & Taxis site at the time asked us to develop a vision for the entire area', explains landscape architect Bas Smets. That was before Brussels had a Bouwmeester and it was therefore not a BMA competition. The vision resulted in a green guiding scheme that, for the first time, showed the huge potential in connecting the open space from the Canal to Bockstael. 'It is wonderful to see that seventeen years later it is finally all connected.' Bjorn Gielen, landscape architect at Landinzicht, adds: 'If that figure is so powerful it is because it shows what is actually already there. And even though the park consists of different parts, they work together and form a bigger picture.'

Smets has been working on the Thurn & Taxis park ever since, commissioned by real-estate company Nextensa, which owns the area and will transfer the public space to the authorities in the future. Initially, Smets had to convince the developers to preserve the open character of the site and turn it into a large public park, instead of dividing it up into several lots. He drew their attention to the site's exceptional geomorphological character, marked by a former tributary of the Zenne. The challenge was to convert this sterile and industrial area into a public park with few resources. 'We conceived the site as an experimental space, using different methods to transform the industrial character into an evolving landscape in which we let nature do its work. The heavy clay soil is improved by cutting 3000 willow branches, which help 300 climax trees take root in the ground', Smets says. 'The realization that the tracks followed the former tributaries of the Zenne inspired us to give water storage and flow an important role in the area.' The ponds in front of the Gare Maritime provide a place to cool off on hot days. Underneath the large central lawn is eighty centimetres of ballast comprised of boulders that act as a wadi for one million litres of water storage. This now forms an unprogrammed space that can be used for all kinds of activities: as a picnic area, a roaming zone for dogs, a place for tightrope walkers from the circus and all kinds of other events. In the first phase of redevelopment, the park ended at Jubilee Bridge.

Pannenhuis Park

client	City of Brussels
programme	Public space with play and sports facilities
location	From Thurn & Taxis to Place Bockstael, Laeken
surface	20,000 m ²

design	Baukunst / Landinzicht
procedure	Public procurement competition after a call for interest
year	2016-2021
phase	Built



04
To improve access
to the park in various
locations, Altstadt
designed a precisely
positioned staircase.

05
The steel staircase
connects the street to
the slope of the park.

Jubilee Bridge

client	Regional Environment Agency
programme	Connections from Jubilee Bridge to the park
location	Jubilee Bridge, 1080 Molenbeek-Saint-Jean
surface	700 m²

design	Altstadt / Landinzicht
procedure	Public procurement competition after a call for interest
year	2018–2022
phase	Built



BMA

SOFT POWER



NO SPACE TO WASTE

THURN & TAXIS / PANNENHUIS PARKS

This changed with the arrival of Parckfarm during the Parckdesign festival, a project that did not involve the Bouwmeester. ‘This biennial initiative of Brussels Environment took place in 2014 in the park between the two bridges of railway line 28’, explains Stéphanie Bertel, coordinator and co-founder of the non-profit association Parckfarm. ‘It was a rough piece of green space that was used only by a few residents who grew vegetables there.’ The festival’s curators, Petra Pferdmenges and Thierry Kandjee, engaged with the neighbourhood and built on their interests and skills. This resulted in a bread oven for the neighbourhood, a chicken run, more space for urban agriculture and an educational greenhouse with a community kitchen — conceived by residents and professionals, such as Bert Gellynck of 1010 architecture urbanism. ‘Parckfarm was meant to exist for only five months, but thanks to the enthusiasm of the neighbourhood and the many volunteers, it got a permanent building permit and now, ten years later, it is impossible to imagine the park and the local community without it!’

MAKING PUBLICLY ACCESSIBLE
‘One of the tasks is to open up the park, as it lies deeper than the surrounding area’, Bjorn Gielen explains. With Landinzicht, he has won two different BMA competitions for this area; both paid close attention to connecting to the surrounding neighbourhoods. For the Pannenhuis Park, he worked with Baukunst on a ramp as an embedded technical feat. And with Altstadt he created the subtle ramps along the Jubilee Bridge. The starting point for these ramps was a design for the perpetuation of the temporary footbridge built at the time to provide access to Parckfarm. ‘Instead of building a new structure, our response was to work with the landscape and redesign the slope’, says Gielen. This way, the monumental Jubilee Bridge retains full prominence and the difference in height seems a natural part of the landscape. ‘The change does not always have to be visible in our projects’, he says. Smets responds: ‘The best compliment is when people do not know what has been designed and what has been preserved.’

Thurn & Taxis Park	
client	Nextensa
programme	Public space
location	Avenue du Port 86, 1000 Brussels
surface	90,000 m²

With the design of the park, Landinzicht has followed the earlier park phases. ‘Like the continuity of the paths in the park and the materials used. We do not want sub-parks, but one continuous park logic’, Gielen emphasizes. The arrival at the last viaduct marks the beginning of the Pannenhuis Park. ‘When presenting the competition, our attitude was to embrace the site as it is’, he says. In this more wooded part of the park, you can really feel the railway history. Together with Maat-ontwerpers, Landinzicht developed the concept for this part of the park. Gielen: ‘This is where the big locomotives used to be uncoupled. But on the first site visit, the terrain was completely overgrown. Week by week, we recovered and mapped out the history and the railway tracks. Some of these were preserved or reused as playground equipment. The catenary supports were also kept.’

There was also a strong commitment to providing proper access to this part of the park, with each entrance featuring its own recognizable element, such as a large shell, fitted with play boulders. ‘During the neighbourhood participation, we first had to explain to the residents which spot it actually concerned. They had no memory of the place. It was a blind spot in the city’, says Gielen. With the arrival at the pocket park near the old water tower at Bockstaelplein, the Bockstael Neighbourhood Contract of which this development is a part is almost complete. Another bridge is set to be built so that cyclists can easily enter and exit the park. ‘Urban planning has evolved, and the period of exclusively large-scale urban projects may be over. The gradual development of the Thurn & Taxis site, split into several assignments, reflects that new approach. Layer after layer, project after project, the various public spaces contribute to a coherent whole that gives visitors the sense that there is one big public park’, says Elsa Marchal of the BMA team.

Site visit with Stéphanie Bertel (Parckfarm T&T), Bjorn Gielen (Landinzicht Landschapsarchitecten), Elsa Marchal (BMA) and Bas Smets (Bureau Bas Smets)

design	Bureau Bas Smets
procedure	N/A
year	2012–ongoing
phase	Built

06
Bureau Bas Smets creates space for water in the park in several ways: this grassy area forms a wadi for storing water.

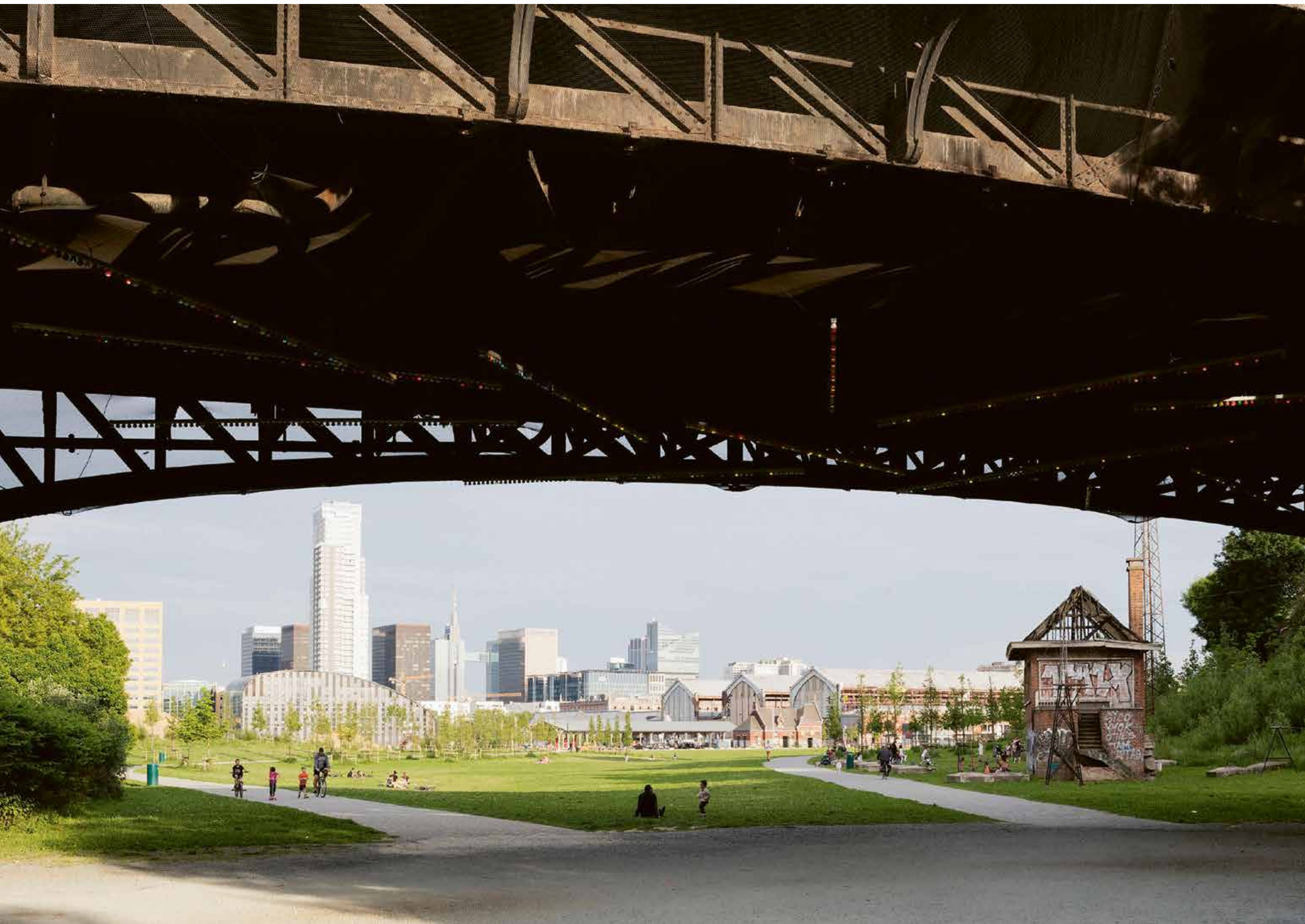
07
On the park side of the Gare Maritime, space has been created in a more recreational way for experiencing water on the site.



06



07



CENTR'AL

B-ARCHITECTEN

For decades after the construction of the metro station, the corners at the Albert junction remained undeveloped. But in a city nearing peak densification, these difficult spots gradually gained attention and the municipality of Forest, together with BMA, launched a design competition. The aim was to establish sports infrastructure, multipurpose rooms, an auditorium and a restaurant. The site also forms a link between two municipalities: Forest and the lower Saint-Gilles.

The fragmented site and the complex subsoil posed great challenges to the design team. However, B-architecten, together with Util, succeeded in creating a visually prominent building and ensuring high-quality urban integration. The result is a dual cultural and sports complex in two buildings, one large, one small. The ground floor of the small one houses the entrance and a bicycle shed. The second and third floors are home to two sports halls, the changing rooms and sanitary facilities being on the first floor.

The large building is an optimal stacking of several functions. The foyer, which extends over several floors, serves as an ideal meeting place, while the restaurant on the ground floor offers fine views of the new square. Even the roof terrace can be used for various activities. The underlying metro station meant there was limited space for foundations, but the available surface was maximized thanks to clever steel truss structures. In the larger of the two new buildings, these even create an impressive cantilever of up to ten metres. The large windows not only draw light in but also, because they offer such views, contribute to a lively public space.

client	Municipality of Forest
programme	Cultural and sports complex with sport hall, auditorium, neighbourhood restaurant
location	Avenue Besme 129-131, 1190 Forest
surface	1,500 m ²

design	B-architecten
structure study	Util
procedure	Public procurement competition in two stages
year	2015-2020
phase	Built



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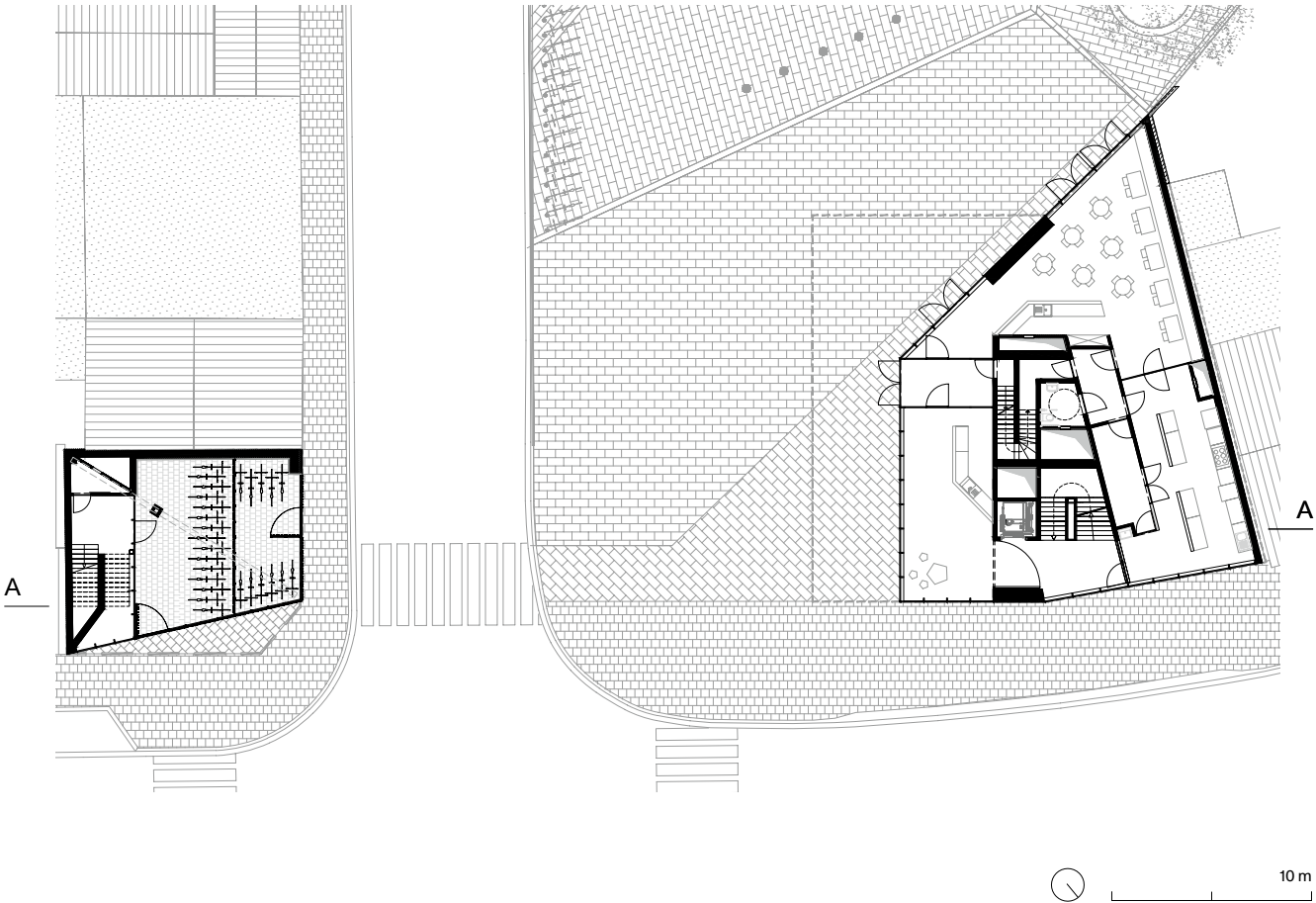
01
The two buildings of the culture and sports complex together form a new link between the municipalities of Forest and Saint-Gilles.

02
The multipurpose rooms with a view of the neighbourhood allow people to look inside, contributing to a lively public space.

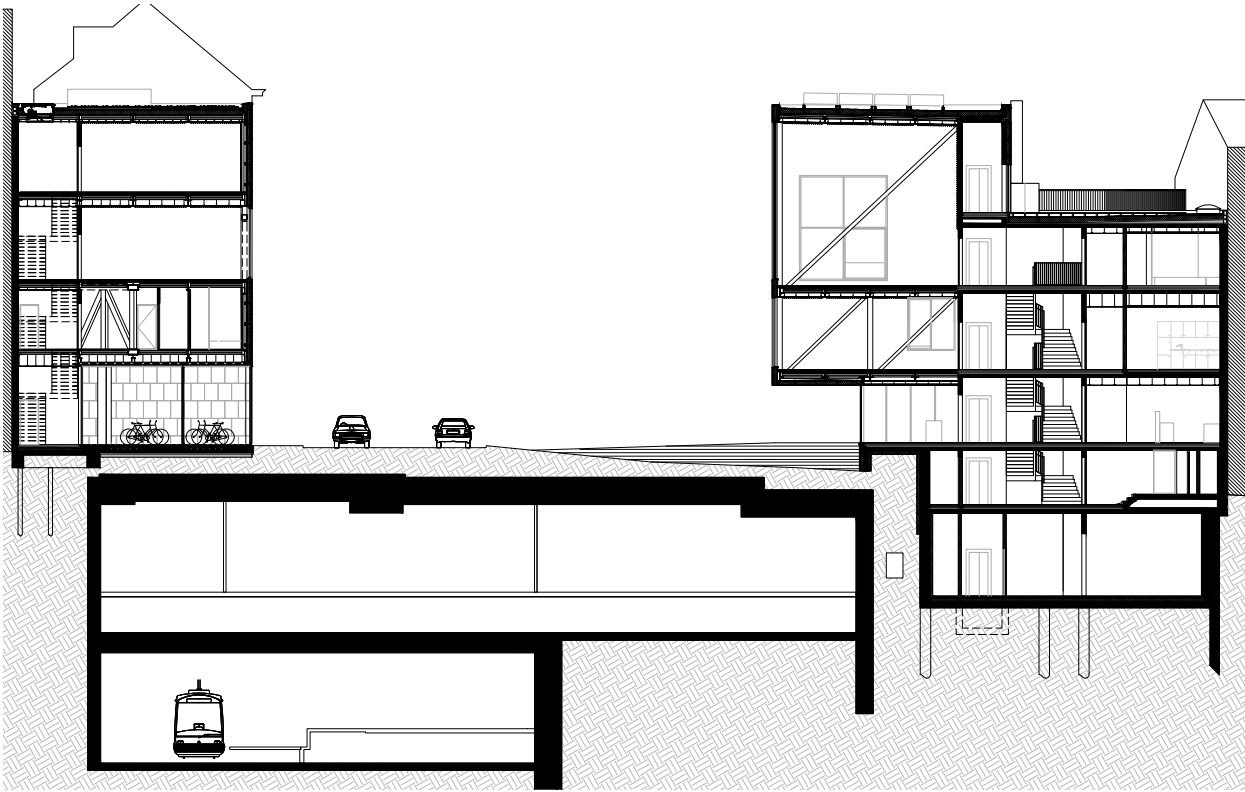
03
The underlying metro station left little room for the foundations. This was compensated for by a 10-meter-deep cantilever.

BMA

SOFT POWER



AA



NO SPACE TO WASTE

CENTRAL



Having long served as an open-air car park, Place Flagey was the first project in Brussels for which a modern international architecture competition was issued. Since its redevelopment in 2008, the square has become a busy meeting place for the city’s residents, whether to drink coffee, go to a concert, catch a bus or tram, shop at the market or let children play in the fountains.

Yet the square remains very stony and does not meet contemporary needs in terms of depaving and greening to tackle heat islands, manage rainwater and provide shaded outdoor spaces. Building on these evolving insights, the municipality of Ixelles, together with BMA, sought a design team to give Place Flagey and the adjoining Place Sainte-Croix a climate-robust update. The project by Kollektif landscape, Fallow and Écorce reinforces the ecological, urban and social functions of this public space, preserves the link with the Ixelles Ponds and evokes the square’s historical embedding in the green-blue network of the Maalbeek Valley.

The project improves conditions for the existing plants and adds a new layer of vegetation. New and ‘climate-responsible’ long-lived trees were planted to provide more shade. Tree pits were depaved to allow the soil to breathe, improving soil and air quality, promoting rainwater infiltration and providing a food source for birds.

In terms of landscaping, the project is visually coherent, featuring various gradations of green and paved areas. By harmoniously integrating nature and infrastructure, the project perpetuates the original image of both Place Flagey and Place Sainte-Croix as continuing the ponds. Lastly, the square’s social function has been enhanced: the plantings create new green meeting places on a smaller, more intimate scale, while preserving the central space for large-scale events that contribute to the dynamics of the Flagey neighbourhood.



client	Municipality of Ixelles
programme	Depaving and greening of public space
location	Place Eugène Flagey, 1050 Ixelles
surface	2,500 m ²

design	Kollektif landscape / Fallow
procedure	Public procurement competition after a call for interest
year	2021–2024
phase	Built



DO NOT DEMOLISH

In Brussels, once a building had been amortized as a real-estate investment, it was usual to demolish it and replace it with a new construction to meet the latest expectations, standards or fashions. Today, we want to reverse that practice, because we know that it is necessary to reduce the high environmental impact of the building sector.

Systematically replacing existing buildings with new high-performance constructions is not a solution. Demolition ignores both the CO₂ enclosed in the existing building and the CO₂ associated with the supply and production of new building materials. New premium buildings may do well in terms of all possible sustainability labels, but they do so mainly by aiming for low-operational energy consumption that will only produce CO₂ reductions decades from now. But CO₂ reductions today are more important than CO₂ reductions in the future, because emissions are cumulative and we only have a limited time to reduce them. We need strategies that reduce emissions in the coming years, not decades. It has to happen now.

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So the big challenge in our cities is the reuse of buildings, more so than the reuse of materials. Materials salvaged from demolition and given a second life will save additional emissions, but that is only the tip of the iceberg. With every new project, we look at how we can preserve the building — or at least its structure — because preserving concrete is decisive in terms of CO₂ reductions.

In my view, the adaptive reuse of buildings in Brussels should evolve from pioneering work to mainstream practice. When the ‘no demolition’ principle will be included in the Brussels Building Code (planned for revision), that breakthrough will come. The building permit principle will then be reversed: today there is no need to justify demolition, but in the future you will have to demonstrate that there really is no other option if you want to get a permit. Reuse will be the rule.

I do not believe that adaptive reuse curtails design creativity. In no way does it lead to lesser architecture, but rather to different architecture. The architect, adopting an open-minded attitude, should work with what already exists in a constantly changing context. Anyone who wants to put down the same recognizable signature everywhere or who only deals in standard solutions will not manage. Oh well, good riddance to that kind of generic architecture! Reuse requires the utmost inventiveness and is therefore a creative act par excellence. [KB]

ZINNEKE

OUEST / ROTOR

How do we rewrite the rules of our spatial production?

Ever since the success of the first edition in 2000, when Brussels was European Capital of Culture, the Zinneke Parade unites and celebrates every two years the city’s ‘majority of minorities’. The term ‘Zinneke’ refers to the river Zenne that flows under Brussels, but also to the mongrel dogs that saved the swamplands of Brussels from a rat infestation in the sixteenth century. The inhabitants of the raw and mixed capital of Belgium have since taken on Zinneke as their pet name.

After a nomadic existence, Zinneke’s central organization moved in 2013 to a former government printing office in the Masui district, on the historic (covered) course of the Zenne. In line with the co-creative activities, the recovery and assembly techniques, and the rhythm of the parade, the place was transformed in a thoroughly circular and collaborative manner. The centre, which houses creation, training, production and meeting spaces, is today a living lab for socio-artistic production and action for the parade, the area and the city.



01

client	Zinneke	design	Ouest / Rotor
programme	Workshops, offices, social meeting spaces	procedure	Public procurement competition in two stages
location	Place Masui 13, 1000 Brussels	year	2016–2021
surface	2,100 m²	phase	Built

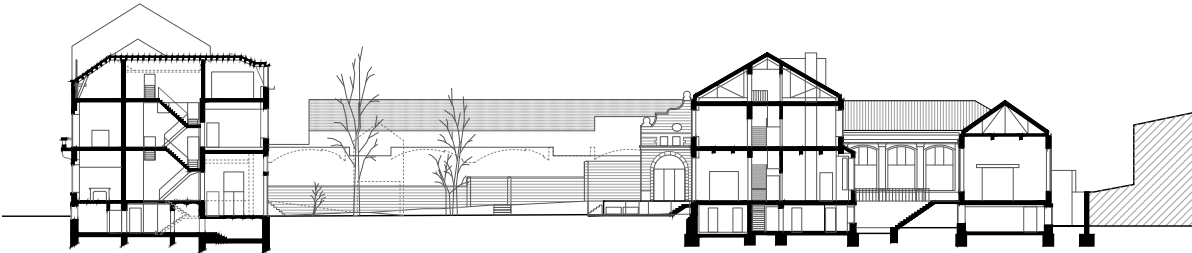


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The façade of Zinneke
on Place Masui.

02
The spontaneous
design with recovered
windows created a
playful façade for the
office area.

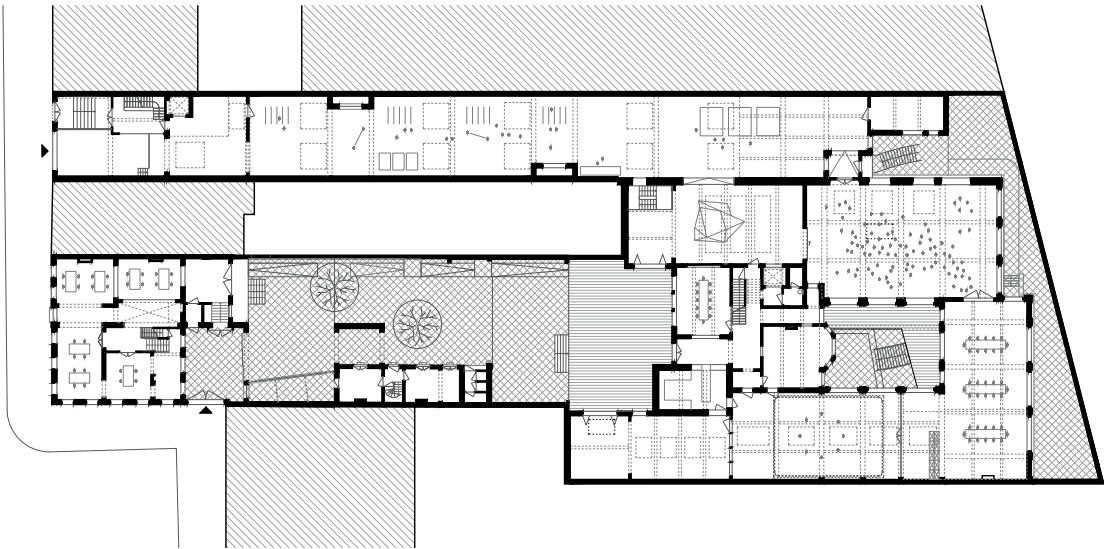
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NEW RULES

'The renovation was a project not only intended for Zinneke but also involving Zinneke.' With this starting point, Myriam Stoffen, the former coordinator of the organization, and the rest of her team laid the foundation for an extraordinary project. The qualities of the result can only be explained by the idiosyncratic method, governed by three rules: maximum reuse of materials, a co-creative process with Zinneke's team and metal workshop, and the deployment of artisanal techniques. To realize these ambitions, Zinneke was able to build on a close collaboration with Rotor, which tested its reuse practice during their start-up and developed it in the production of the parade.

In line with Zinneke's above rules, the Bouwmeester also rewrote the rules for a four-level design competition. 'First, since reuse of building materials was very small-scale in Brussels at the time, we asked for only two in-house references and one external reference to clarify a vision and motivation', explains Audrey Moulu of the BMA team. 'To encourage co-creative collaboration, we also invited the design teams to meet Zinneke, Rotor and their users on-site. Rather than a design, we asked the designers for an approach with which, together with the client, we could come to a supported design. Lastly, we replaced the classic long presentation with a short pitch and an extensive dialogue between the design team, Zinneke, Rotor and the various users.'

'The jury felt more like a job application', observes Stéphane Damsin of the selected design office Ouest. 'From the start, we were not engaged in that frontal relationship, where as a designer you often tend to defend your design instead of improving it with the client. As architects we often have to reflect on the real needs and wishes of the client, but here it was completely different.' His colleague Jan Haerens adds: 'After the positive experience with the renovation of Zinneke, we are trying to further explore this alternative role of the architect, but you need the right conditions for this.' More than the transformation of the building, then, this project was about de- and reconstructing the role of, and the relationship between, clients, designers, users and materials. More than smart players, the project required systematically rethinking the rules, which orchestrate their interrelationships and thus the game of spatial production.

ON-SITE

Working on-site proved crucial for both the client and the design team. 'We invested the budget we had to rent elsewhere during the site phase in the basic renovation of a temporary office space above our garage, a space for which there was otherwise no money', says Christophe Wullus, who works on direction and logistics at Zinneke. Leen De Spiegelare, the organization's current coordinator, emphasizes this choice: 'Spaces undergoing transformation feel like Zinneke's habitat. Staying on-site and moving in step with the gradual renovation was ideal to follow up the renovation and prepare the parade.'



03

The design team also wanted to be present. 'Immediately after we were selected, we set up our office in Zinneke', Haerens explains. 'For the first three months, we were there two days a week to familiarize ourselves with the team, the different uses and how the spaces felt.' 'A first advantage of working on-site', says Moulu, 'is that you can identify, select and deal with impactful interventions very precisely.' Damsin adds: 'We did that by working with the building and matching the production flow of the parade with that of the former printing office. This is clearly visible in the "parade of lamps" on the ceiling.'

A second advantage was the dynamic reuse of building materials. 'Whereas traditional clients often see problems in storing and correctly integrating materials, the metabolism of this project was very different and highly instructive', explains Moulu. The flow of building materials that Rotor found and had delivered — partly by sister company RotorDC — was processed quickly to limit storage. Haerens points to the façade: 'The final design of the façade was completed just three weeks before its realization. In a traditional project, there is sometimes a five-year gap in-between. Moreover, this approach proved no slower nor more expensive than a classic renovation process.' Damsin adds: 'It meant that as architects we had to let go of our drawings, which is not always easy. It is like working in a restaurant with one set menu. It is a different aesthetic.'

'One day, on another site, we discovered a staircase no one needed that suited Zinneke's needs perfectly. That made us revise the plans for the patio in the back building.' More than reusing existing materials, they worked with on-site crafts. From railings and doors to an interior staircase, several elements were designed and built by the metalworkers present — co-creation far beyond its dominant symbolic interpretation.

No less than 94 per cent of the original building was retained and 12 per cent of the materials supplied were second-hand. 'These range from window frames and parquet flooring to a newly certified fire door and a complete ventilation unit taken from a downtown office tower', explains Rotor's Gaspard Geerts. 'We managed to identify and overcome the sticking points in connecting reuse and traditional procurement, with the help of a legal expert.'

The lessons from this pioneering project formed the basis for several local and European policy recommendations, as well as fundamental developments at Rotor and colleagues in circular construction, both in Brussels and beyond.

Site visit with Stéphane Damsin (Ouest), Leen De Spiegelaere (Zinneke), Gaspard Geerts (Rotor), Jan Haerens (Ouest), Audrey Moulu (BMA), Myriam Stoffen (Zinneke) and Christophe Wullus (Zinneke)

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03
The inner courtyard between the office area and the workshops.

04
The old and new banisters show the location of the partition wall and stairs that were demolished.

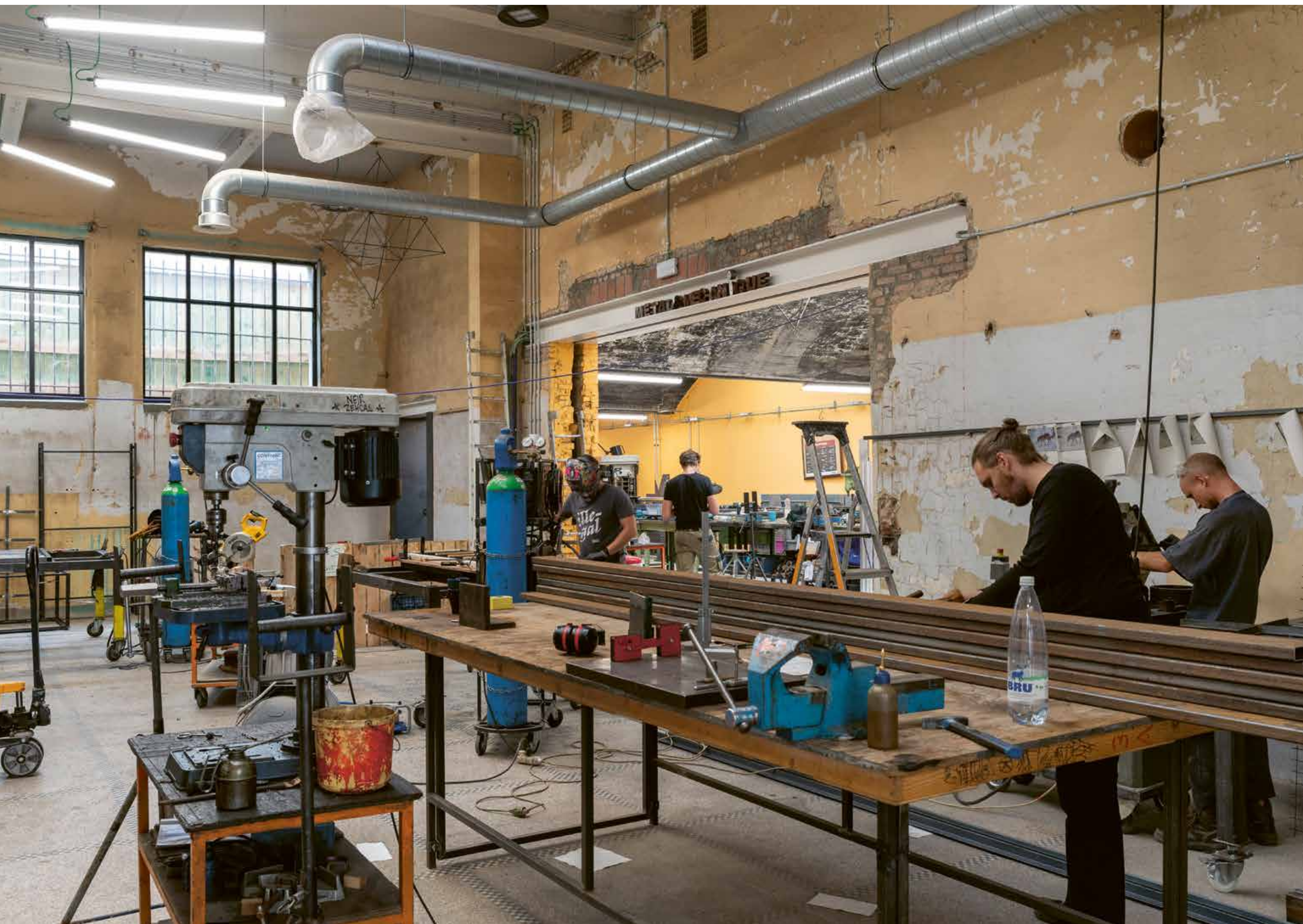
05
Zinneke's offices.

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05





KARREVELD

AGWA

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How do we move from reuse as global principle to local attitude?

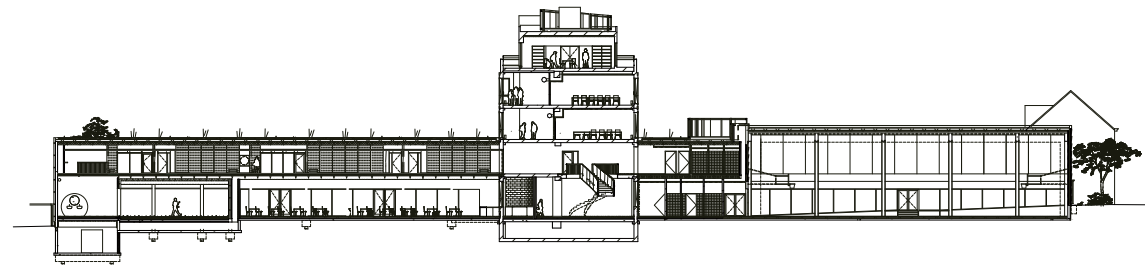
Providing a school building in the space of eight months, that was the assignment owing to a rapidly growing need for additional places in secondary education in the west of Brussels. Dating from the 1970s, the former offices of pharmaceutical company Takeda in Sint-Jans-Molenbeek were a match with a lot of potential. A first phase in 2016 consisted of temporary interventions that, in a short time and with a limited budget, made the school functional. The second phase provided a new wing for a refectory and a sports hall. Rather than overall principles, it was the focus on the local qualities of this type of office premises that inspired a thoroughly circular building project. More than a good design, therefore, the project required methodical circular materials management. The robust and well-maintained infrastructure with modular wall and ceiling systems and technical installations, a detailed inventory, strategic storage and creative assembly formed the basis for the cachet of this school with an active learning approach, which opens up to the surrounding neighbourhood.

client	Pouvoir Organisateur Pluriel
programme	Conversion to school (phase 1), conversion and extension with classrooms, sports hall, canteen (phase 2)
location	Chaussée de Gand 615, 1080 Molenbeek-Saint-Jean
surface	3,900 m ²

design	AgwA
procedure	Public procurement competition in two stages
year	2017–2018 (phase 1), 2018–2023 (phase 2)
phase	Built

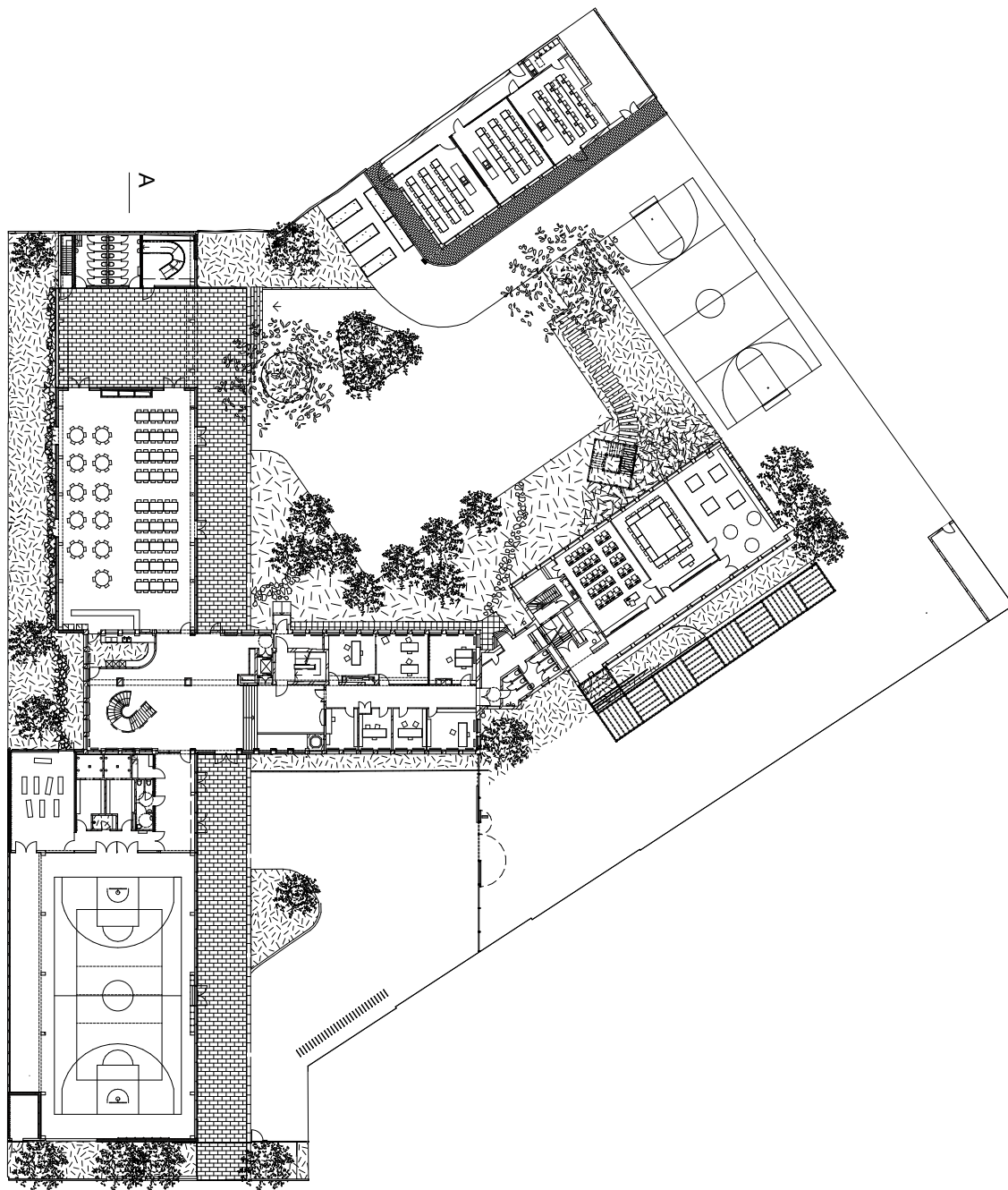


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BMA

SOFT POWER



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The wooden escape staircase was one of the interventions to make the office building usable as a school in eight months.

02
Some elements such as the ceiling in the corridor were deliberately left exposed to stay within the limited budget.

03
Reused system walls from the original offices were completed where necessary with plywood panels to divide the classrooms.

DO NOT DEMOLISH

KARREVELD

REUSE AS A LOCALIZED PRACTICE

From new economic evolutions and office standards to the Covid pandemic, various dynamics have produced more than 6.5 million m² of vacant office buildings in Brussels. Among them, the Takeda site, where pharmaceutical company Takeda left a 4,600 m² building behind in 2015. Given its strategic location and good condition, the premises were purchased by the Brussels development company Citydev pending an optimal repurposing, allowing transformations and their emissions to be limited. That match was found a year later under the impetus of a non-profit organization looking for school infrastructure. They forged a coalition between the neighbouring municipalities of Sint-Agatha-Berchem and Sint-Jans-Molenbeek, both struggling with a lack of school places, to make the project a reality in the short term.

With eight months to go until the start of the next school year, an extensive architectural competition did not seem an option. At the same time, the tight calendar and limited budget demanded a thoughtful specification and design response. 'We therefore launched our "call for interest", giving design firms a week to submit one A4 outlining their perspective', says Tine Vandepaer, project manager of the BMA team. Based on their motivation for the assignment, three teams were invited to submit a design. AgwA was then chosen for a first phase: adapting the east wing and making it conform. For the second phase, the transformation of the west wing, there was not yet enough time and budget.

Benoît Vandenbulcke of design office AgwA recalls the first visit to the site: 'The state of the building was just incredible.' It is this admiration for the existing building that guided the design and site visit. 'It is absurd how, culturally, we have written off these types of buildings. If we can just rediscover their qualities, there are opportunities all over the city', he adds. 'Rather than tackle the whole thing, we selected a set of strategic interventions.' A first essential intervention is the entrance, which announces the new purpose of the classic office building and facilitates the future site for the rest of the school. As a second essential intervention, a dismountable wooden fire escape was built to complement the narrow internal stairwell. The focus was also on the sanitary facilities and on preparing the playground for use.

ASSEMBLAGE ARCHITECTURE

Working with what was there was not only a guiding principle for the architecture, but also for the interior. Many of the building’s materials, for instance, were carefully inventoried, stocked in the adjacent building and reintegrated into the project. ‘This made reuse possible with short material flows on-site’, says Vandenbulcke. High-quality interior doors, laminate panels, acoustic insulation, steel structures, windows and modular wall and ceiling systems — supplemented with plywood panels where necessary — were used to arrange classrooms. For this layout, AgwA again took inspiration from the current division of the building rather than from standard classroom dimensions. As architecture critic Pierre Chabard has observed, AgwA makes architecture by adding rather than subtracting. They assemble things rather than sculpt out of a single block. Their architecture is not a plastic undertaking, but an assemblage. ‘The unusual finish contrasts with the institutional context of the school, making it a pleasant environment’, says Alice Koelman, a teacher at the ESP Karreveld school. ‘The fact that several pupils also visit the school and its playground during the summer holidays to play and hang out says something about the positive relationship they have developed with the school and the building.’ Some pupils put their experience into words: ‘The classrooms are much bigger and have far more light than I was used to before’; ‘I actually feel at home here’. Together with the recovery of the original system to ventilate, cool and heat the space, the design of this first school building is mainly the result of rearranging and reusing what already existed. Vandenbulcke: ‘Muck Petzet’s work at the Venice Biennale in 2012 said, “If you can’t find a future in the building as it is, change architects, not the building.” That idea encourages us to work this way.’

LIFE-SIZE MODEL

The school launched in 2017 with five classes and continued to grow year on year to eventually reach 650 pupils. As a result, in 2022, a much-needed extension was carried out. ‘By working in two phases, we were not only able to act quickly to make the first section ready for use. The first renovated building also formed a life-size model that provided the necessary power of persuasion to continue using the same principles in the extension. AgwA was again chosen’, says Vandepaer. ‘Whereas the company building seemed to look ahead to a future repurposing of its offices, with their open floor plan and choice of modular partitions, we took the same responsibility in the new building, taking into account the still unknown needs of future generations.’ Thus, an open-floor-plan concrete skeleton was built containing an entrance hall, additional classrooms, the sports hall and cafeteria. Due to their positioning, these are easily accessible to other target groups after school hours. Spaces were rearranged with a new, high-quality modular system. This made it possible, despite a budget that was once again limited, to focus more closely on a few specific elements, such as the iconic spiral staircase connecting the classrooms to the entrance hall and the curtains decorating the classrooms. Following pioneering projects like Zinneke, the further development of principles and attitudes in circular construction is an important inspiration in Brussels and beyond.

Site visit with Benoît Vandenbulcke (AgwA), Tine Vandepaer (BMA), Alys Koelman (ESP Karreveld teacher) and some of the school’s pupils



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05

04
The new sports hall was built next to the existing office building.

05
The monumental staircase gives a dynamic character to the school's entrance hall.

CITYFORWARD

PLUSOFFICE ARCHITECTS / RE-ST / OSMOS

The European Quarter may be an asset for Brussels as an international environment around the European institutions, but it scores a lot less well in terms of interesting urban planning. A monofunctional district if ever there was one, but post-Covid is going to bring change in the coming years. As the European Commission seeks to reduce and redevelop its office space with a view to a more sustainable presence, a huge real-estate operation is in the air. No fewer than twenty-one buildings are going to be handed over in one go to the Belgian state, supported by Cityforward, a real-estate fund managed by Whitewood.

These buildings are going to be put back on the market for renovation, redevelopment and repurposing. Since it concerns more than 300,000 m², this operation can have a major impact, both on the European Quarter and on the vision of office shrinkage and repurposing.

In collaboration with the Brussels authorities, the project aims to use 30 per cent of the redevelopment for uses other than offices, such as housing and facilities. To achieve this, it partnered with BMA for two purposes. First, to appoint a master planner to draw up ‘Project Lines’ after consulting widely; these are the overarching strategic guidelines for the transformation of each of the twenty-one buildings. The idea is to barely resort to demolition and to work in a circular way. Second, to launch architecture competitions to shape the various conversion projects.

There are substantial differences between the projects. They include both huge structures — like the 100,000 m² ‘Îlot 130’, which will house offices and a diverse residential programme as well as amenities and commercial functions for the area — and smaller projects such as Palmerston, the transformation of a 3,500 m² office building into housing on Square Ambiorix. Cityforward will hopefully be a game changer in the European Quarter, one that will finally make it possible to take a big step forward in terms of the mix of functions and create a real urban district. At this scale, the principle of adaptive reuse is no longer a niche application, but a leap forward if we want to make the concept mainstream in the building sector more broadly.

client	Whitewood	design	plusoffice architects / RE-ST / Osmos
programme	Urban planning framework for the renovation and transformation of European Commission offices	procedure	Competition with private client
location	21 buildings across the European Quarter, 1000 Brussels	year	2023–2024
surface	300,000 m ²	phase	Built



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01
‘Ilot 130’ forms a complete building block where there will be 30 per cent housing and facilities in the future but also a public shortcut.

02
Cityforward wants to intervene in the buildings to better activate the ground floor in relation to the public space of the street.

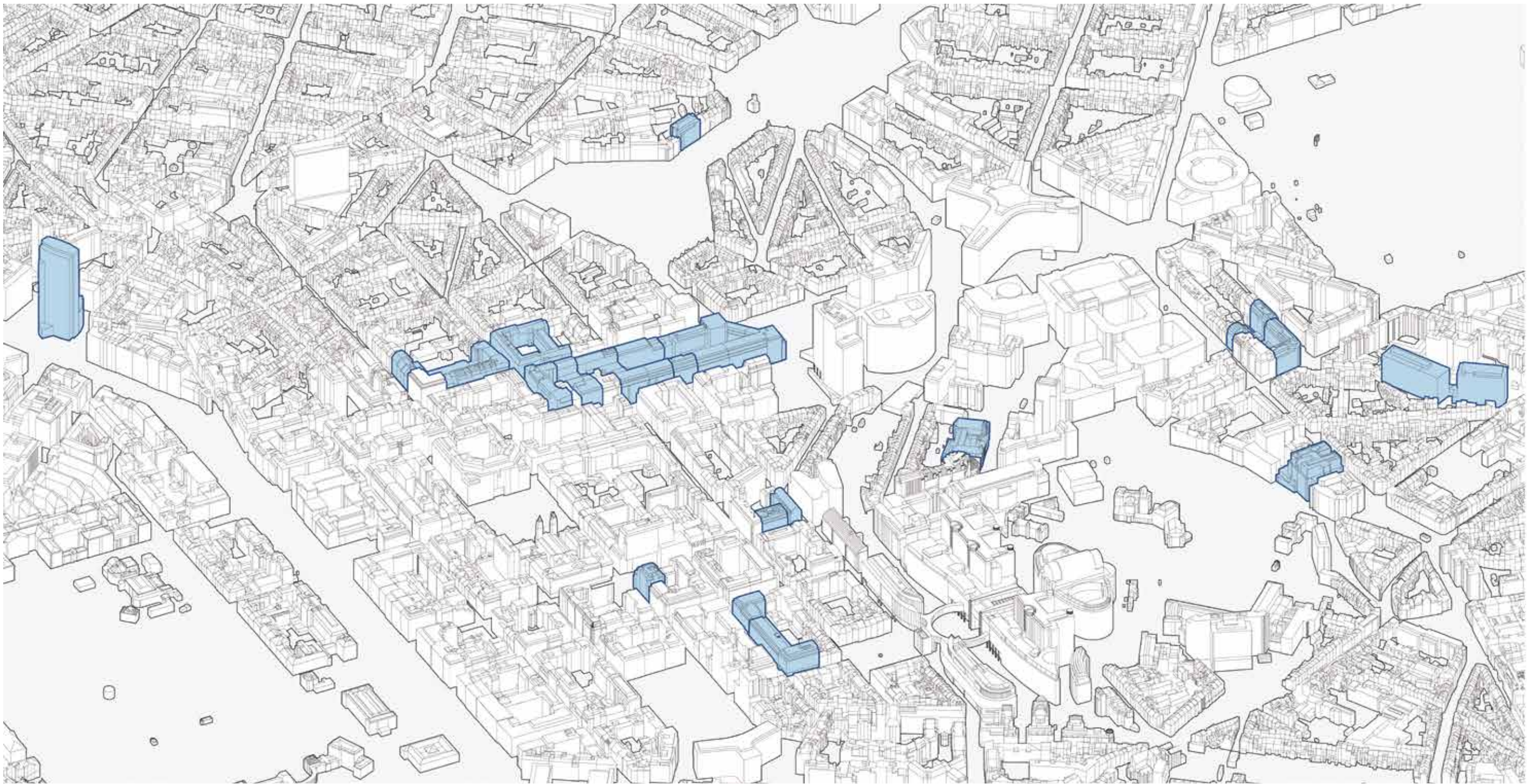
03
One of the office buildings in the middle of the European Quarter is special because of its value as architectural heritage from the 1990s.

04
The office building will be completely repurposed as housing, beautifully situated on the Palmerstonlaan pond.

03

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The Cityforward property fund
includes twenty-one buildings
across the European Quarter.

NOTHING TO HIDE

We aim for a paradigm shift in terms of governance: from a closed regime marked by a fear of sharing to a transparent approach, from *l'amour du secret* to *rien à cacher*. After all, in a relaxed climate of transparency, trust can grow and co-operation is natural. I advocate a transition in Brussels from old-school planning practice to urban development based on guiding principles such as upstream consultation, transversal collaboration, transparency and transitional urban planning. True, this takes a bit more time in the beginning, but it pays off in speed afterwards.

At BMA, we are fond of total transparency, first and foremost at the various steps of a design competition. All calls are publicly announced so that everyone is informed and can consider applying. During the jury phase, applicants can attend each other's presentation if they wish. After the competition, we post both the winning and losing projects online and draw up a fact sheet explaining why the winner was chosen. This is how we want to be accountable, by exposing ourselves to judgement on the choice of the jury.

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How can we be even more open about our activity? Undoubtedly by involving citizens earlier in the realization of new projects, thus broadening the debate on spatial quality. This is what we are gradually developing further in BMA's operations.

Since 2015, there has been a quality chamber in Brussels where all professionals involved have a collective conversation about the quality of impending permit applications. Why is that conversation still being held behind closed doors? Surely everyone is allowed to see what happens and ask questions.

Each competition jury includes several experts with the necessary expertise. But local residents are certainly experts too, especially when it comes to local knowledge of their neighbourhood. We recently started asking that the jury of public space competitions include a panel of citizens. They gain insight into the assignment and can then help to decide on the winner. They also realize themselves that choices are not always easy and do require serious debate. That experience generates support and is an enrichment in terms of content.

Even further upstream, residents and users can be involved even before a competition is launched. Temporary use of a site helps to prefigure the future project or to try out what works and what does not on a 1:1 scale, as it were. Thanks to this form of participation, temporary use becomes more than just a punctual interlude: a method to better set out the programme of the later definitive project in consultation. Temporary use then elevates itself to transitional urban planning, which looks ahead to how we want to live together in the city in the future. [KB]

NIEUWE GRAANMARKT

FALLOW / BASIL DESCHEEMAERKER

How can the process for the redevelopment of an inner-city square lead to an inclusive place for and by all Brussels residents?

The Nieuwe Graanmarkt lies in the heart of the Dansaert area in downtown Brussels. A public space, it is mainly used as a basketball court and public car park. In the future, all above-ground parking spaces will disappear, and the basketball court is also in need of renovation. Reason enough for the City of Brussels to take the square as a whole in hand. It consists of three disjointed parts: the parking area, the central basketball court bordered by large plane trees with a few benches in-between, and the part north of Dansaertstraat that serves more as a ‘roundabout’ than a square. Current users and local residents were involved at various times in an extensive participatory process. The resulting insights formed the basis for the project definition of the design competition. The winning proposal succeeded in uniting the various ambitions: the creation of a lively square with a visual identity that connects all parts, with an emphasis on inclusion and gender challenges, a broadening of possible uses, renovation of the basketball court, promotion of biodiversity and maintenance of the existing trees. The permit application for the project is scheduled for 2025.

client	City of Brussels
programme	Renovation of public space
location	Place du Nouveau Marché aux Grains, 1000 Brussels
surface	9,150 m ²

design	Fallow / Basil Descheemaeker
procedure	Public procurement competition in two stages
year	2023–ongoing
phase	Design

TAKING THE TIME FOR THE APPROPRIATE SPECIFICATIONS

‘The reason for this redevelopment was the political decision taken in 2021 to build a car park under the new building planned on Papenvest. As a result, the parking spaces on the Nieuwe Graanmarkt were no longer needed’, explains Sofie Bullynck, chief of cabinet of alderman Anaïs Maes of the City of Brussels. Consultations between the various administrations, such as sport, greenery and mobility, led to divergent wish lists that were difficult for the city administration to reconcile in a single design.

Based on this reflection, and within the framework of the School Contract of Instituut De Mot-Couvreur, the City began to sound out the current users of the Nieuwe Graanmarkt about their wishes and needs. ‘It really is a square for young people’, stresses Lola Dirkx, cabinet member of alderman Maes. ‘It is mainly used by young people who play sports or gather here. This kind of public space in Brussels is under pressure, especially from mobility and the hospitality industry.’

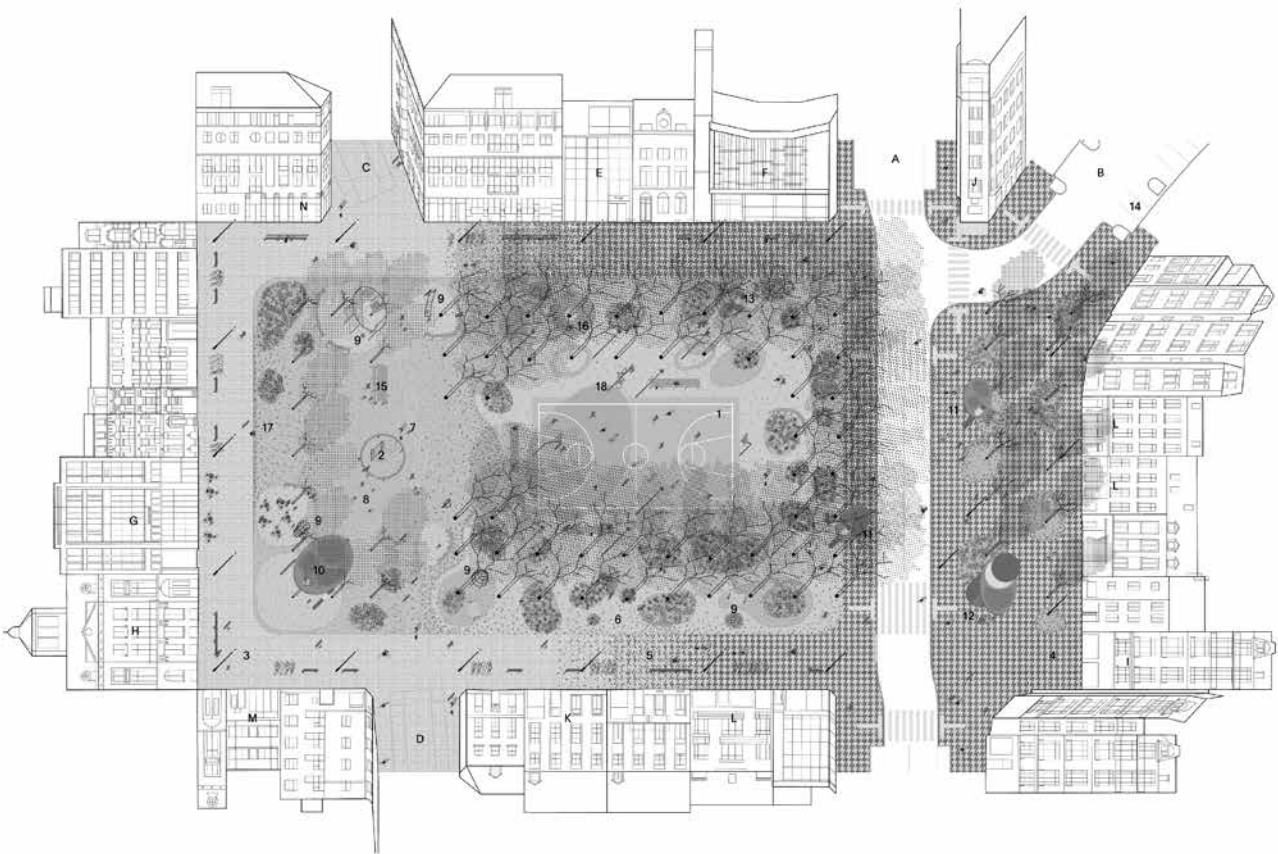
Pupils from the schools surrounding the square were able to put together their dream Nieuwe Graanmarkt during workshops. ‘We organized ten workshops with ten classes. We always began with some warm-up questions, where we would stand in a circle on the basketball court and pupils would take a step forward if they answered “yes”. When asked whether they felt “comfortable or safe on this square”,

the boys took a step forward, while the girls stayed put’, says Dirkx. ‘It was an eye-opener, and one that influenced not only this project but our entire term of office: we started exploring what makes a public space gender inclusive or not.’ The theme ‘women and safety in the public space’ formed the barometer for the various wishes of the city departments based on the belief that ‘a city tailored to women is a city tailored to everyone’.

‘To involve users and passers-by as much as possible, the workshops were complemented by a neighbourhood meeting and a temporary office set up on the square’, explains Cécile Delannoy, project manager at the City of Brussels. After several scenarios were tried out, the City of Brussels issued a competition in collaboration with BMA. ‘This now happens automatically for the larger representative projects’, says Bullynck.

‘Fuelled by the extensive preliminary process, a good project definition was already on the table when we came along’, says Guénaëlle Navez of the BMA team. ‘We sharpened the definition together and in doing so we also helped to formulate the ambitions explicitly. We further fine-tuned the conditions for submission to open up the tender sufficiently, including for young offices. Such as the adjustment that you could also submit references relating to projects you carried out as a project manager in a previous office or that are not yet completely finished.’

0



Bullynck emphasizes the long lead time of projects, which otherwise prevents young agencies from contributing their experience: ‘These are the things that BMA emphasizes and that ultimately do make a difference. Another important point is the fact that the submission is assessed not only on the basis of references but also on the understanding of the mission, on quality and motivation. Moreover, the City of Brussels sets the remuneration, and so there is no competition on fees.’

ROOM FOR DIVERSE VOICES AND PLACES

‘A few years ago, BMA introduced the concept of “open jury”. The meetings at which a jury assesses a BMA competition were made publicly accessible to interested Brussels residents, but only as observers, so without having a say’, Navez explains. In the case of the Nieuwe Graanmarkt, local residents, merchants, associations and authorities also participated in the discussion as a citizens’ panel; the complete jury also included experts from municipal and regional services, as well as independent experts.

‘During the judging, BMA ensured that the main issues were kept separate from the side issues, so that the conversation did not get bogged down in details’, stress Matthias Salaets, Michaël Stas and Carmen Van Maercke of Fallow, practice for architecture urbanism landscape. The Fallow / Basil Descheemaeker team was chosen by the jury as the laureate among the five selected applicants.

‘By taking part in the citizens’ panel, I was able to represent the school and the pupils’, says Karen Herregodts, deputy headmistress of Maria-Boodschaplyceum. ‘By engaging in the judging conversations, you get to experience the multiplicity of perspectives and interests. Bullynck adds that this creates not only trust but also generates empathy for different views.

‘The trust works both ways’, Navez reflects. ‘ Also, the winning design team can assume that, with an intensive participatory preliminary process and involvement from a citizens’ panel, there is less chance that the developed design proposal will meet resistance later on.’ In this case, the citizens’ panel did not have an official vote, but BMA indicates that it is rare that a vote is required; consensus often emerges during the joint jury discussion. Herregodts observes that it is mainly the participation that is enriching — for her, having or not having a vote is not a dealbreaker.

Both the different approaches of the citizens’ panel and the technical requirements were combined successfully in the proposal by the winning team. ‘We started from a reading of the place by observing on-site: what is already there and how do people use this place?’, says Van Maercke. ‘Use varies throughout the course of the day’, Stas adds. ‘In the morning, a procession of pupils makes its way to school; in the afternoon, people working in the area come out for a break; and in the evening, young people play basketball.’

The design team wants to increase the variety of uses and ensure that diverse people can use the place at the same time by creating different types of places. Van Maercke: ‘We are making a jump in scale towards the neighbourhood by making more small-scale places where you can sit or hang out.’ Delannoy indicates that the City of Brussels greatly appreciates that dual attention — places for the area and places for the inner city — as well as the care for inclusion for young and old. ‘We are going to frame the square and the trees with a strip of paving, within which there will be a free area for different activities, such as basketball, play elements, and benches in different shapes and sizes. This will make the square robust for changing and inclusive use’, Salaets says.

Site visit with Sofie Bullynck (City of Brussels), Cécile Delannoy (City of Brussels), Lola Dirkx (City of Brussels), Karen Herregodts (Maria-Boodschaplyceum), Guénaëlle Navez (BMA), Matthias Salaets (Fallow), Michaël Stas (Fallow) and Carmen Van Maercke (Fallow)

01
Proposal for a more diverse and inclusive use of the basketball court.

02
Proposal for the depaving and greening of the current car park.



01



02



MARIE JANSONPLEIN

STUDIO PAOLA VIGANÒ / VVV

With the Voorplein-Morichar Neighbourhood Contract, the municipality of Sint-Gillis decided to invest in greening and connecting the upper and lower parts of its territory. At the centre of this connection lies Marie Jansonplein, which had become a transit area with scattered parking places. The municipality wanted to upgrade the square by integrating the adjacent Jourdanstraat and Moskoustraat. Before launching a competition, it appointed the non-profit Toestand to temporarily activate the site. A report drawn up after two years of temporary use — which included collecting neighbourhood stories by means of a community radio and setting up temporary play and fitness areas, along with participatory actions of the Sustainable Neighbourhood Contract — formed the basis for the design brief. BMA learned from this approach to systematically advocate a preliminary process with temporary use in all public space competitions.

The winning design team, Studio Paola Viganò and vvv, focused on greening the square. It now forms a counterbalance to the neighbouring Sint-Gillisvoorplein. Moscoustraat was turned into a pedestrian zone. Car traffic and parking spaces were drastically reduced, creating a pleasant walk to Pierre Pauluspark. The greening of the square also helped the city adapt to climate-related changes. Rainwater is slowly drained off via infiltration zones, trees provide shade and cooling opportunities, and the presence of grass instead of paving helps to prevent the city from overheating. A large number of cobblestones were also reused on-site. Additional programmes for the young to play and the others to linger ensure a diversity of uses throughout the day. The weekly market is organized in the valley of the square, in the extension of Sint-Gillisvoorplein.

client	Municipality of Saint-Gilles	design	Studio Paola Viganò / vvv
programme	Renovation of public space	temporary use	Toestand
location	Place Marie Janson, 1060 Saint-Gilles	procedure	Public procurement competition in two stages
surface	14,000 m²	year	2018–2023
		phase	Built

BMA

SOFT POWER

186

187



01

02



NOTHING TO HIDE

MARIE JANSONPLEIN



The former factory buildings of the Van Roy interior design company are located in the Brussels municipality of Vorst, between Bemtpark and the Abbey of Vorst. Social housing company Zuiderhaard wanted to repurpose this densely built-up site into some hundred social housing units, supplemented with communal facilities and an outdoor area for residents and the neighbourhood. The challenge consists in improving the accessibility of the inner area without erasing the site’s industrial past.

Following a BMA competition, Zuiderhaard worked with a multidisciplinary design team consisting of Baumans-Deffet, a2o architecten and Laboratoire Architecture. They developed an overall vision foregrounding preservation, a mixed character and a focus on temporary activities. The project aims to retain a large part of the existing buildings, with their structure and spatial quality forming the basis for their repurposing as housing and facilities. New volumes will be added in dialogue with the existing buildings, creating a diverse but coherent whole.

The project also pays close attention to climate-conscious development. For instance, the built-up area will be reduced from 97 to 56 per cent, creating green open grounds for collective and public use. Multiple materials will also be reused and organic and local materials added. Each of the new buildings will have its own material and colour, but will remain similar in scale, volume and typology. This will produce a rich, diverse set of spaces, from street to courtyard, reflecting the history of the site.

Since 2021 the site has served various temporary uses, from food aid to emergency housing and workshops. Zuiderhaard plans to retain some of these activities as future facilities, considering that they meet neighbourhood needs. The project is therefore an example of transitional urban development, illustrative of how a new, vibrant neighbourhood can grow out of use, connecting visitors and residents in this part of Brussels.

client	Local Social Housing Corporation (Foyer du Sud-Zuiderhaard)
programme	Social housing, facilities
location	Avenue de la Verrerie 15–25 / Chaussée de Neerstalle 150–164, 1190 Forest
surface	13,000 m ²

design	Baumans-Deffet / a2o architecten / Laboratoire Architecture
procedure	Public procurement competition in two stages
year	2021–ongoing
phase	Planning permit



01



01
The new volumes
adjoin the depaved and
greened interior area.

02
Repurposing of former
factory buildings,
supplemented by new
volumes.

BMA

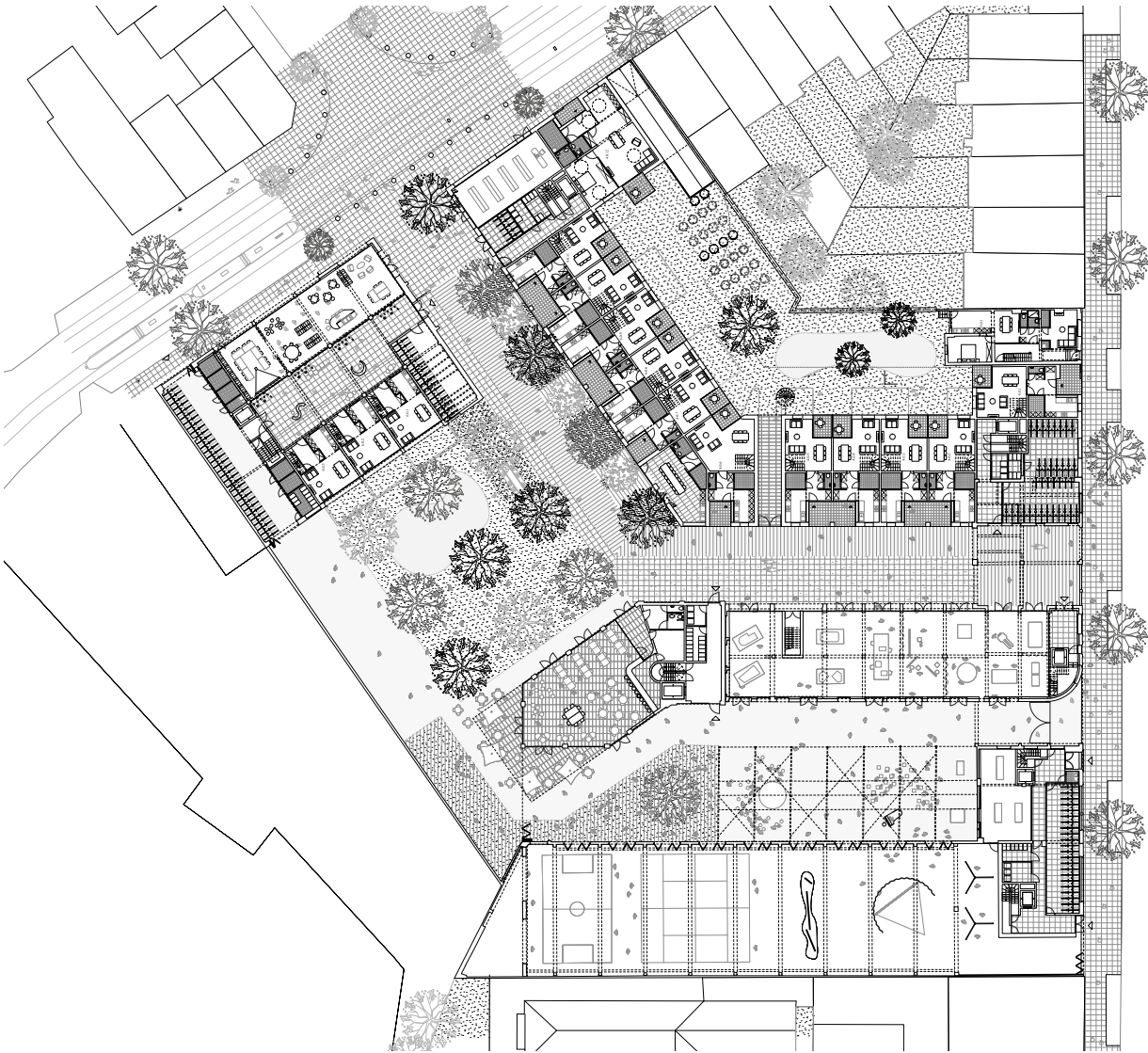
SOFT POWER



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20 m



02

NOTHING TO HIDE

VERRERIE

A CREATIVE BUREAUCRACY

The Bouwmeester is a person, but BMA is also a team. The person changes, the team remains. And together, the team has more than a hundred years of experience. BMA is part of the Brussels-Capital Region's public services, but I like to say it is the freest place ... in the world of public administration. The Bouwmeester's independent position allows the team to spread its wings and work across the segregated silos of the public service apparatus. In other words, because we work for no one, we can work with everyone. This unique position regularly helps us, because without transversality you get nowhere in terms of spatial quality in contemporary urban development.

Power is of no interest to us, but authority is. That distinction is not without significance, because our advice is never binding. The fact that we have to keep arguing and convincing to get something done keeps us fit. So BMA's activity is as much content-related as it is informal; I believe that such an approach is very important in any quality policy. Rules ensure basic quality, but if you want to go further and aim for exceptional quality, an additional approach is needed. Less static, more open-minded, ready and willing to engage. This does not have to be heroic per se. It can also be modest: in competitions, we believe that the collective intelligence of the jury is more important than our own rightness, and we also welcome proposals from participating architects that are an improvement on the initial assignment.

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BMA is not put off by the tough bits we come across in the public administration. We sink our teeth into specifications, decisions, rules and procedures to integrate opportunities for good design ideas and spatial quality. By turning the right knobs here and there, we ensure that creativity can play a role in the vast machinery of a public administration. Providing a legal framework for a pioneering formula for a competition, whispering innovation in the revision of the building code or using design research to unlock a new planning vision: that makes up our daily work. We like to think of ourselves as champions of creative bureaucracy, and we love it. [KB]

KANAL

NOAARCHITECTEN /
SERGISON BATES ARCHITECTS /
EM2N

A special opportunity for Brussels: the transformation of the former Citroën garage, an iconic building along the Canal, into a new and large-scale cultural hub with international ambitions. It will include the museum of modern and contemporary art KANAL-Centre Pompidou as well as the centre for architecture CIVA and public spaces. The KANAL Foundation and BMA organized several competitions to transform the industrial building into the most ambitious cultural project to happen in Brussels over the last century.

For a prestigious project such as this, other cities more commonly choose to appoint, whether directly or indirectly, an international starchitect. In Brussels, BMA's competition yielded a less expected choice. The team made up of noAarchitecten, Sergison Bates architects and EM2N won with a strong but refined design that struck a unique balance between multiplicity and obviousness. CIVA and KANAL-Centre Pompidou will be housed in two new volumes at the heart of the garage, extending above the roof, with vast spaces to safely accommodate the collections. Around these volumes, under the roof of the workshops, 'transition spaces' will extend the institutions in a less constraining atmosphere: the reading rooms and exhibition rooms allow a variety of uses and ensure flexibility in the functioning of the institutions. A third new volume, the *rassembleur* or rallying point, gathers common functions such as the auditorium, teaching rooms and offices.

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01



02

01
The façade of the
original car showroom,
during the temporary
use 'KANAL Brut'.

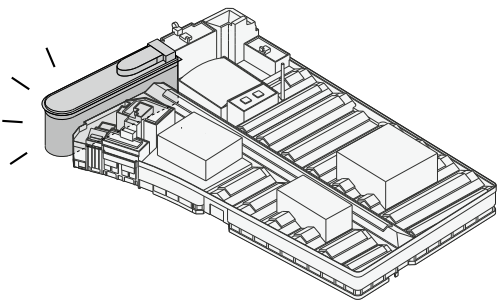
02
KANAL forms an
important link in the
revitalization of the
Brussels Canal zone.



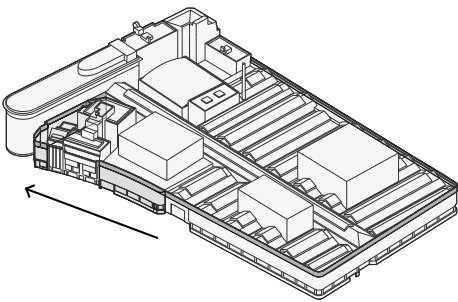
03
The original façade is being upgraded with openings and views of the activities inside.

04
Working in and with the existing infrastructure.

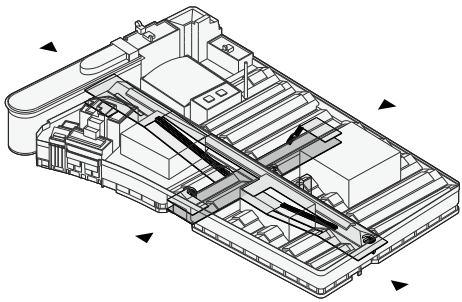
1. The showroom as a symbol



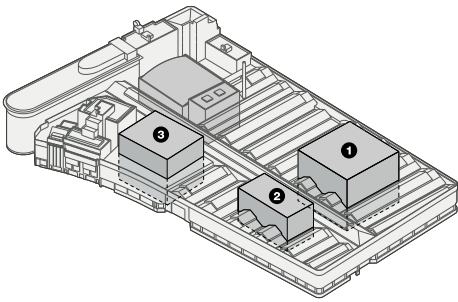
2. Extension of horizontality



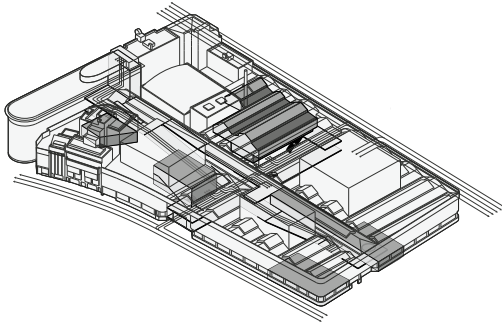
3. A strong public figure



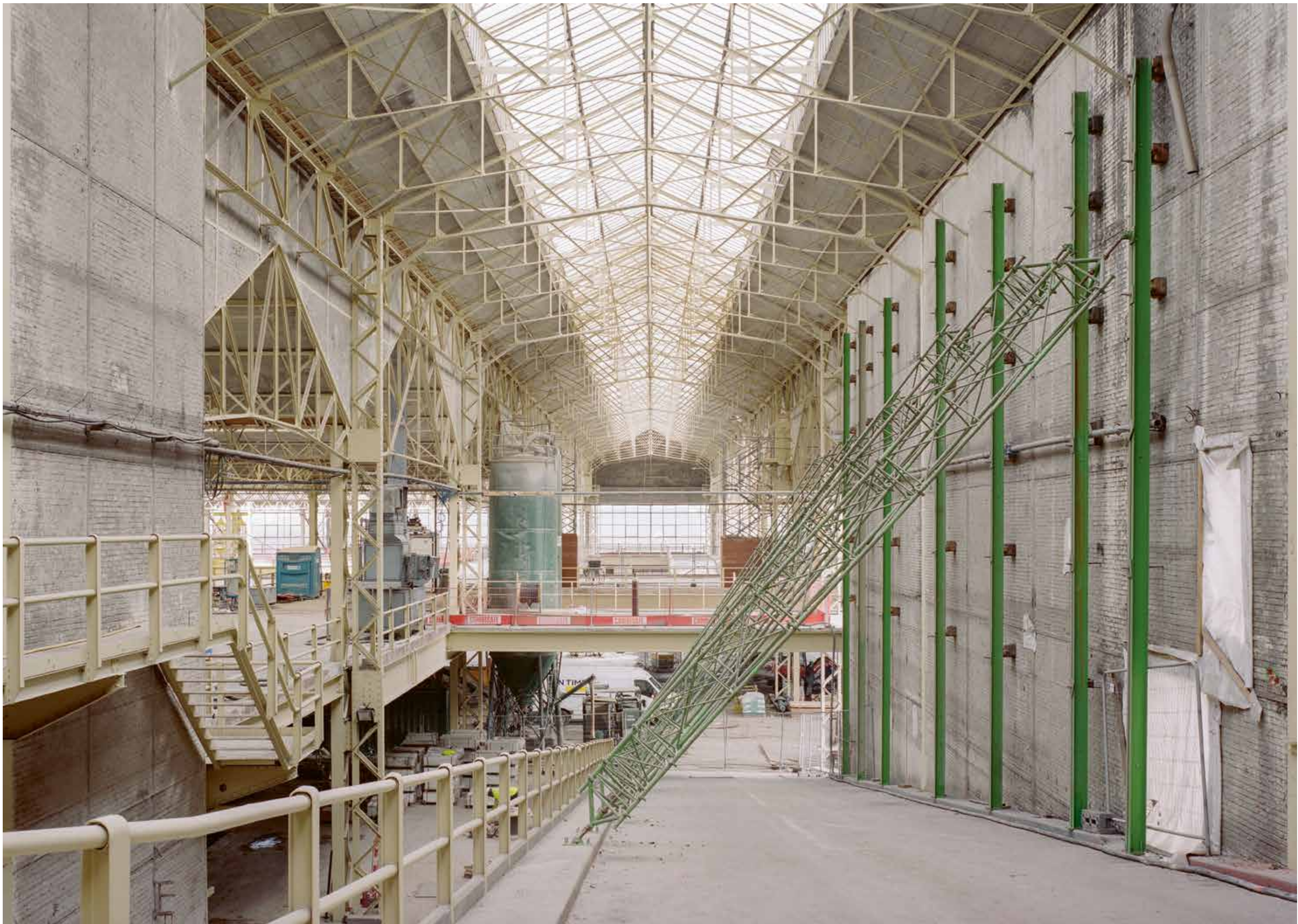
4. Three new volumes

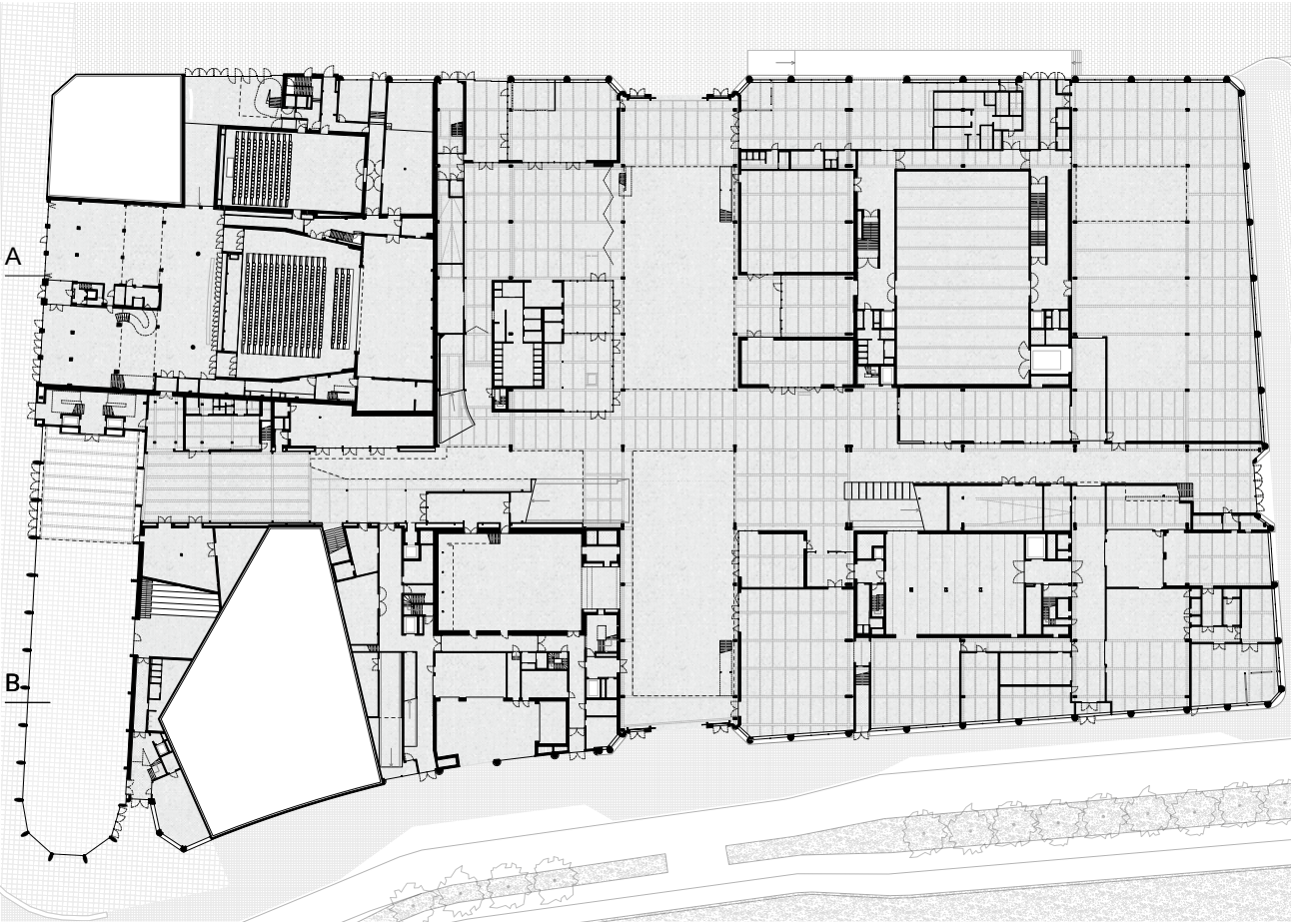
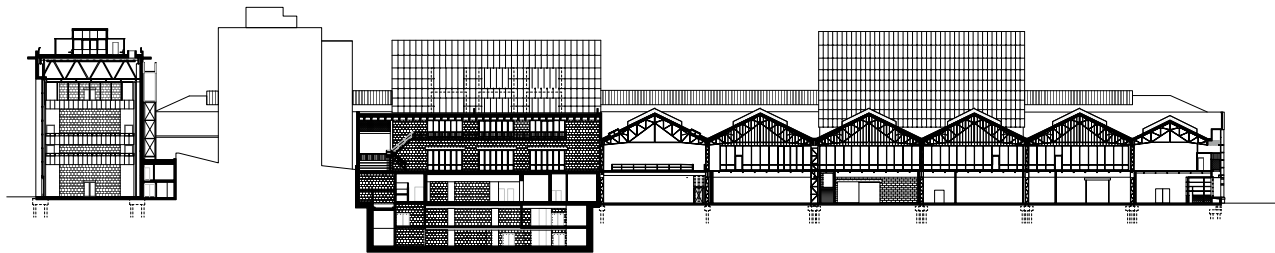
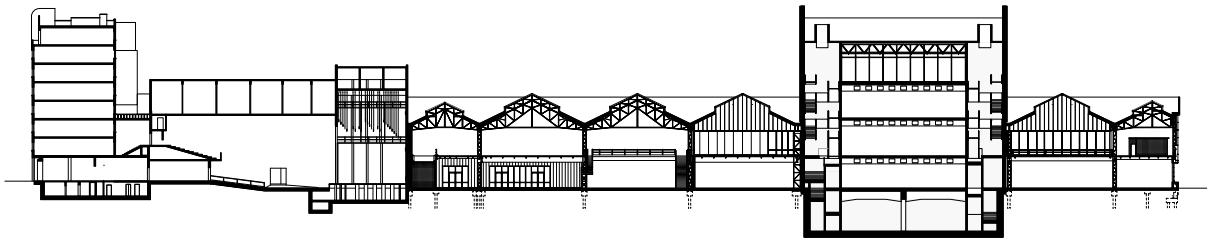


5. Production



04





Cultural hub

client	KANAL Foundation
programme	Cultural hub with museum of modern and contemporary art, centre for architecture, landscape and urban planning, public spaces
location	Square Saintelette, 1000 Brussels
surface	39,000 m ²

design	noAarchitecten / Sergison Bates architects / EM2N
procedure	Public procurement competition in two stages
year	2017–ongoing
phase	Construction



05
The bar and brasserie are key elements in KANAL's public ambitions. The design stands out with an inclusive approach. The thoughtful placement of varied elements, as in a collage, creates intimate places for meeting. Standard elements ensure flexibility and disassembly, while 'pimped' items add a special touch. The technique of 'tuning' cars used for the implementation of the bar refers to the building's past and appeals to local body shops.

06
The restaurant will be on the fifth floor in the monumental showroom of the former garage building. The design casts a critical eye on gastronomy and plays with material and sociocultural diversity. Three long, parallel tables encourage dialogue between guests, while a fourth 'productive' table delineates the kitchen. At the edge of this culinary stage, against the backdrop of the panorama of Brussels, freestanding furniture is available to all guests, as an informal starting and ending point of the overall experience.

05



Bar and brasserie

client	Kanal Foundation
programme	Bar, brasserie
location	Square Saintelette, 1000 Brussels
surface	600 m²

design	Victoire Chancel / Carla Frick-Cloupet / Maïlys Gangloff / Aliko Loïzidis / Chris Pype
procedure	Public procurement competition after a call for interest
year	2023–ongoing
phase	Design

06



Restaurant

client	KANAL Foundation
programme	Restaurant
location	Square Saintelette, 1000 Brussels
surface	400 m²

design	Générale / Elmes / Vormen / Sarah & Charles
procedure	Public procurement competition after a call for interest
year	2023–ongoing
phase	Design

Bookshop and reading room

client	KANAL Foundation
programme	Bookshop, reading room
location	Square Saintelette, 1000 Brussels
surface	450 m ²

design	Central ofaau / Sophie Dars / Pierre Leguillon
procedure	Public procurement competition after a call for interest
year	2022–ongoing
phase	Design

210

211

08



07



07-08
The bookshop and reading room form the link between the CIVA archive and library, and the public spaces of KANAL. The design is midway between a public place and an intimate living room. Carpet on the floor creates a comfortable, even homey atmosphere, while open shelving blurs the line between storage and display. The staging immediately lets visitors know they are now elsewhere. The reading room provides space for work, meetings, reflection and exhibitions, with flexibility of use and visitor engagement.



PIERRE D'ANGLE

BAUCLUB

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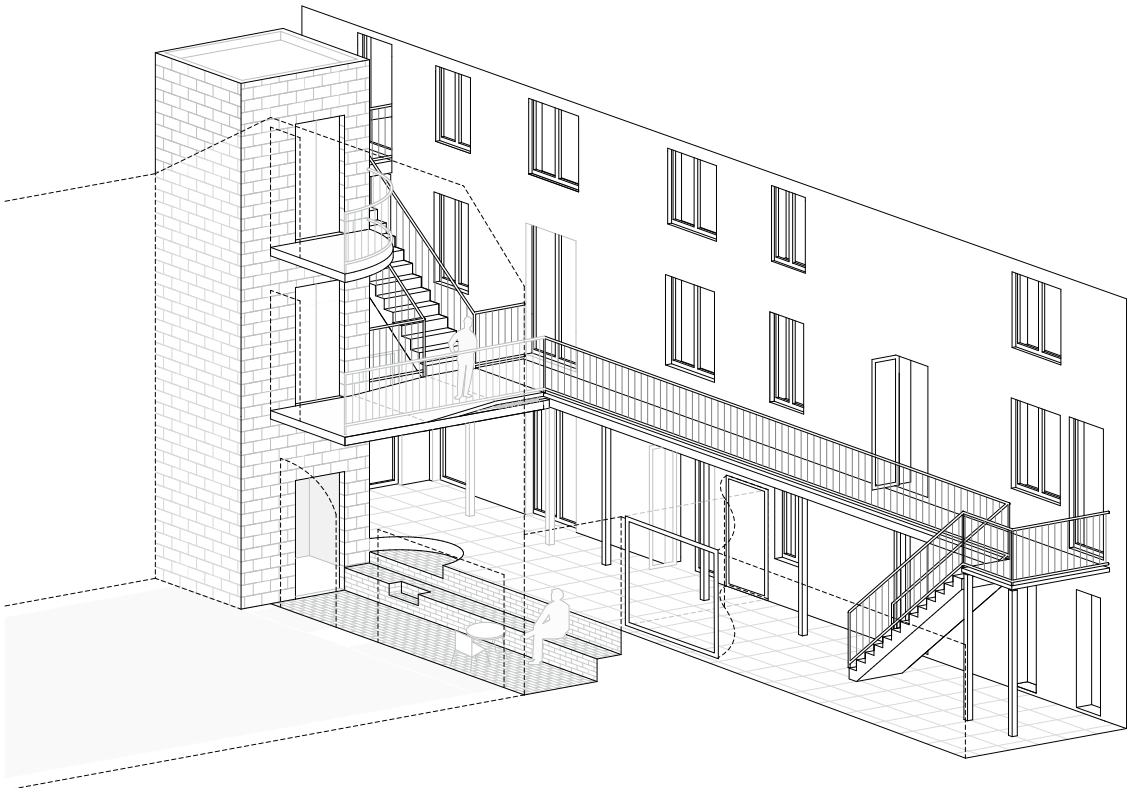
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01
The courtyard is the heart of the project, elegantly connecting the two buildings.

In the Marolles neighbourhood, the non-profit association Hoeksteen / Pierre d'Angle (Cornerstone), an emergency shelter for unhoused or poorly housed people, wants to expand and diversify its facilities. The project seeks to supplement the seventy-two existing beds with room for families and cohabitation and to promote synergies with partners in the emergency relief sector. The shelter, currently housed in premises that no longer meet current standards, will be expanded with a second building in the same city block. Seeking to to refresh the two buildings and connect them so as to allow the shelter's activities to continue spatially, the client sought a designer for this purpose.

In collaboration with BMA, a 'call for interest' was issued, a light procedure that ensures that not only established architects have a chance to win this commission. Moreover, during the competition, BMA did not ask for a full design, but rather to formulate ideas for one part of the project, again with the intention of limiting the workload. The winner was the emerging firm Bauclub, which won its first-ever public commission.

The project turns the inner courtyard into the heart of the shelter, finding a clever balance between open accessibility and secure enclosure. The two buildings are linked by a walkway that connects to the existing gallery. Flexible dormitories and communal areas provide moreover a variety of activities, creating a supportive environment for residents, with a view to their future reintegration. Thanks to a careful selection of interventions to create a spatial and social connection, and the reuse of materials, this will be a meaningful and feasible project within the shelter's limited budget.



01

client	Pierre d'Angle	design	Bauclub
programme	Emergency shelter for homeless people	procedure	Public procurement competition after a call for interest
location	Rue Terre-Neuve 153, 1000 Brussels	year	2022-ongoing
surface	700 m ²	phase	Design

The essence of our work is
consulting with, advising, and
connecting stakeholders who
together shape the city.
— Team BMA

A BMA comes and goes, but the team remains. In this interview, collaborators provide insight into how the team works alongside the BMA. They use anecdotes and objects to share insights from their daily practice in creative bureaucracy. An office visit with members of the team present in June 2024: Theodoor Brackx, Davide Cauciello, Julie Collet, Lola Durt, Jérôme Kockerols, Elsa Marchal, Audrey Moulu, Guénaëlle Navez, Jean-Guy Pecher, Lydie Pirson, Frederik Serroen, Tine Vandepaer, Sietse Van Doorslaer and Jasmien Wouters.

Standing next to a collection of BMA and other publications on the bookcase in the BMA office, a strange figure catches the eye, a small Bambi. ‘We found it during a site visit and since then she has her own spot in the office’, says Guénaëlle Navez. ‘She reminds us daily of the importance of looking with fresh eyes. Just as you can spot a hind in the wild only with the necessary caution and attention, we keep a critical distance from the projects we supervise. By providing advice from an independent position at fixed moments, we can find and enhance quality in places that clients and designers may overlook in their day-to-day practice.’

Another item that stands out on the bookcase is the foam cutter. This too symbolizes BMA’s liminal position, both inside and outside the design world. ‘A Bouwmeester does not build. But we do nurture a creative dialogue with designers through our design research. Funnily enough, regional regulations on health in offices mean that we are not allowed to use this unit to cut models, owing to the harmful substances released in the process’, says Sietse Van Doorslaer. Besides those regulations, the location of the office — on the first floor of the Brussels Planning Agency perspective.brussels — also poses a challenge. The team, which works closely with external actors, organizes open events and emphasizes transparency, sometimes dreams of a more public place for their office. On the other hand, it does not want to completely separate itself from the administration but rather to be nestled just deep enough in their operations. ‘Our office should definitely not end up in a trendy co-working space. The classic office environment produces a sometimes difficult but also productive friction with our creative practice. What’s more, our office is an appropriate place to put actors at ease and give shape to collaborations’, Frederik Serroen emphasizes.

‘Although we are proud of our position within the administration’, adds Julie Collet, ‘we would like to assert our own identity in our communications. Logo, website, business cards, email address: it is a way for us to convey an independent position.’ It is from that unique position, within and outside the system and between professional worlds, that the BMA team achieves its connecting role and impact.

A bit further in the office, among the white desks and grey storage racks, a bright yellow table catches the eye. ‘In a classic office layout, besides desks and meeting rooms, there is often absurdly little space for informal and spontaneous collaboration. And so we set up this *table de convivialité*, where we can have lunch together, briefly coordinate or take a break’, says Lola Durt. Audrey Moulu: ‘The unusual way of working associated with our role is not something you learn at school, but rather from each other. Not only in arranged meetings, but also through ongoing exchange. The office chairs on wheels — which we quite often use to roll towards each other, for example, during the drafting of a specifications document — is symbolic of the collaborative culture that we have built up together over the years.’ But not all office chairs are equal, it seems. ‘There is a running joke about one particularly comfortable office chair that ended up under my desk after a few rearrangements’, Theodoor Brackx explains. ‘That chair has been travelling between different tables for a while now and is therefore a kind of office “common”. That may sound like a detail, but for me, it symbolizes the great contrast with the protocols and hierarchy I experienced when I worked for the Belgian Army.’ Tine Vandepaer: ‘Just yesterday, for example, Julie chased Kristiaan out of his office when she urgently needed a meeting room and the others were occupied.’ These are just a few examples that illustrate the collective practice behind the individual job title of Bouwmeester. ‘The increased public visibility of the Bouwmeester himself provides a buffer between the team behind him and the outside world, a role that Kristiaan has also embraced. This has allowed a creative bureaucracy to emerge behind the scenes with room for unusual ways of working and collaborating’, Serroen explains.

‘In essence, the core of our profession is consulting with as well as advising and connecting actors who together make the city’, says Lydie Pirson. Opening that dialogue was far from obvious, especially at the beginning of Kristiaan’s first mandate, several staff members explain. To establish this dialogue, a distinction was skillfully made between the Bouwmeester and the team. Jérôme Kockerols clarifies: ‘Kristiaan was the person who, when necessary, kicked open closed doors so that we could then start working on important projects in the city. The positive and productive collaborations that resulted ensured higher regard, which is our key to consolidate collaborations and heighten impact.’

Weighing in on projects happens in different ways, always in dialogue with designers and clients. Van Doorslaer illustrates: ‘A recent publication of ours was entitled “A city is not built in Excel”. But the same holds for Word. For instance, I notice that people in meetings also often jot down their personal bullet points on individual laptops. Our sketchbooks, which you can easily put in the middle of the table for collective reflections, often have more impact in terms of connecting, convincing and generating enthusiasm.’ Alongside research by design, this spontaneous power of representing while sketching is an important tool to achieve constructive and collective breakthroughs in a project. This also helps the team to bridge the language barrier that often exists between designers and clients. ‘Mind you, I do often have to restrain myself from drawing too much in my sketchbook when with designers’, Kockerols says. ‘That is a reflex that many of us have, one that comes from having worked for architecture firms previously. Besides translating ideas into sketches, the trick in our job is also to capture spatial concepts in a clear and convincing way in verbal advice.’

In addition, combining, synthesizing and making accessible the complex ideas and interests that emerge in spatial projects is an important element of the team’s practice. ‘I used to take these little Marabout booklets I had kept from my childhood to the office as inspiration for our own publications, such as our publication *10 BMA Points for a Good Competition*, but also the booklets on “good public space” and “good research by design”’, says Jean-Guy Pecher. BMA publications serve to stimulate and convince designers and clients smoothly and efficiently. ‘Such an approach helps us to reach transversally across policy domains. The firm hand we hold out to potential partners convinces them that, rather than complicate their projects, working with BMA actually improves and accelerates them.’

It is not uncommon for a considerable amount of time to pass between a competition and the realization of a project. Yet the team maintains a relationship with the practice it helps bring into existence, with the aim of learning from how advice takes shape in concrete projects. ‘We keep track of all the projects we were involved in on a map and visit a number of projects together every six months’, says Elsa Marchal. ‘We have also drawn up a series of walking tours of recent architectural and public-space projects in Brussels, often accompanied by BMA, by the way. These routes are available for professional visitors, but also for tourists visiting Brussels, for example.’ Vandepaer adds: ‘The Bouwmeester is a rather new public function and that sometimes still generates suspicion. Open juries, open-doors days, public dialogues and our newsletter and social media are important tools to keep BMA open and transparent, ensuring credibility.’

PUBLIC ENTREPRENEURSHIP

Despite the significant development of the position and activity of the Bouwmeester and the team, BMA is still a relatively young entity in a young Brussels-Capital Region. While different ways of working have crystallized in tools and procedures, the team retains the necessary freedom to develop new themes and methods of work. ‘As the newest member of the team, I appreciate the “right of initiative” that there is here’, says Davide Cauciello. ‘There is the necessary space to support each other, exchange spontaneously and launch new themes or approaches. I am thinking of the recent event and related call for new housing cooperatives in Brussels, something we set in motion after proactive research.’ Jasmien Wouters agrees: ‘This allows us to ensure a balance: on the one hand, we initiate and carry out short-term projects, but on the other, we can also weigh in on a long-term vision.’

Moreover, team members also commit personally to the city. ‘If we choose, Kristiaan allows us the flexibility to work four days a week instead of full-time. He firmly believes that gaining other experiences can enrich BMA operations. For example, I am involved in an activist collective promoting outdoor swimming in Brussels’, Serroen says. In addition to her role on the BMA team, Wouters also has another job: ‘I teach at the university. That way, I maintain a link with the field of architecture training and, based on my experience, can show my students how, in addition to a role as a freelance architect, they can also contribute to the making of the city in other ways.’ Serroen: ‘If we want to have an impact, it is important to be able to experiment, to commit ourselves and not just outsource the things we have no control over. It is sometimes in this kind of public entrepreneurship that we work towards a strong and creative public administration, which is necessary for building quality cities.’



BMA — the three letters that stand for the interweaving of the Dutch and French versions of ‘government architect’— is both a person, the Bouwmeester per se, and a team, which currently consists of fifteen people. BMA’s mission is to promote the spatial quality of urban development projects in Brussels from an independent position.

The function of Bouwmeester has its origins in the Dutch ‘Rijksbouwmeester’ (Chief Government Architect), a function that has existed since the early nineteenth century, its activity mainly being focused on projects with the Dutch state as client. In Belgium, the area of responsibility is broader and more diverse. The Bouwmeester is responsible for higher quality ambitions in general, whatever the scale, location, programme or actors involved. To this end, the BMA supports public authorities in their role as exemplary project coordinators by organizing competitions, but also by means of other diversified tools that each bouwmeester can develop. The first bouwmeester in Belgium took up his position in Flanders in 1999. Subsequently, several bouwmeesters emerged at the urban level: in Antwerp, Ghent and Charleroi. A bouwmeester can therefore work at the level of a regional administration, but also on an urban scale as a ‘city bouwmeester’.

Brussels has the scale of a big city but has been a region — the Brussels-Capital Region — since Belgium’s reform as a federal state. That is why the Brussels BMA is at once a regional and an urban Bouwmeester. Brussels has had a Bouwmeester Maître Architecte since 2009: the first mandate was taken up by Olivier Bastin and in 2015 Kristiaan Borret succeeded him for a period of two mandates.

BMAACTIVITY

The Bouwmeester is appointed for a five-year period on the basis of a public call. Together with the team, BMA is a full-fledged and independent institution directly answerable to the Brussels regional government. BMA works transversally with all public bodies that have an impact on the architectural, urban planning and landscape quality of urban development in Brussels, whether at federal, municipal or regional level.

To stimulate the quality of urban development, BMA has elaborated a series of tools to accompany clients throughout the course of their projects, from their early definition to their final realization: competitions, research by design, and quality review.

COMPETITION

The organization of a design competition is BMA’s main tool. Competitions put assignments for architecture, urban planning and public space on the market openly and drive up the quality of the designs. This allows BMA to select projects and designers in the best way possible; submissions are not anonymous, for that matter. These competitions must be well organized, based on the threefold and efficient combination of programme, procedure and jury. The competitions are therefore one of the best guarantees of architectural quality. Both public and private clients can call on BMA support for the best possible competition procedure.

BMA offers these services free of charge. However, a number of minimum expectations in return must ensure that the competition is professional, fair and transparent. A series of sample specifications, manuals and methods are available, and in 2023 BMA set out its core principles in the form of ‘10 BMA Points for a Good Competition’.

RESEARCH BY DESIGN

Some projects require preliminary design research. The Research by Design process provides an opportunity to guide a project at an early stage and to explore the future potential of a site, programme or theme. In 2016 Borret introduced Research by Design as a powerful tool to introduce design as proactive and creative expertise in policymaking. This usually involves behind-the-scenes work, often in preparation for a competition.

At the heart of Research by Design is the drawing. This tool enters the process as early as possible and contributes in its own way to the quality of decisions. Whether it involves helping to formulate the right questions, drawing up the urban planning framework for a competition or improving and optimizing projects by studying alternatives, Research by Design uses the medium of the designer to feed the discussion on spatial quality through drawings, sketches and images. Research by Design thus makes it possible to focus on the concrete spatial impact of a project (density, size, access, integration, relations with the public space, etc.), taking into account the context, with a view to maximizing quality and in collaboration with all the actors involved.

DESIGN REVIEW

The BMA review focuses specifically on projects before the permit. Kristiaan Borret first introduced the system of a quality chamber for this purpose. Since 2019, Brussels legislation provides that every permit application for buildings over 5,000 m² must receive BMA review on the architectural quality of the project. BMA now receives some seventy requests for review every year, and in the future, the obligation to receive review will be extended to public spaces.

Besides this official review, architects and clients, acting on their own initiative, can always enter into a dialogue with BMA on the quality of their project by requesting a project meeting. A project meeting gathers all the public authorities involved in the permit to organize a professional dialogue on the quality of the project, pooling communication as much as possible and aligning the views of the different parties. The project meeting gradually took over the role of the quality chamber.

Besides these three main instruments, there is the so-called ‘BMA Label’, which seeks to advance unsolicited proposals stemming from citizen initiatives or from research and design practice. Every year since 2022, BMA has sought out three fresh ideas that could have a positive social impact in Brussels. The BMA Label aims to support these ideas in word and deed, with a small budget, guidance by the BMA network and public visibility. In doing so, BMA wants to stimulate enthusiastic ideas that may make a tangible difference in urban policy.

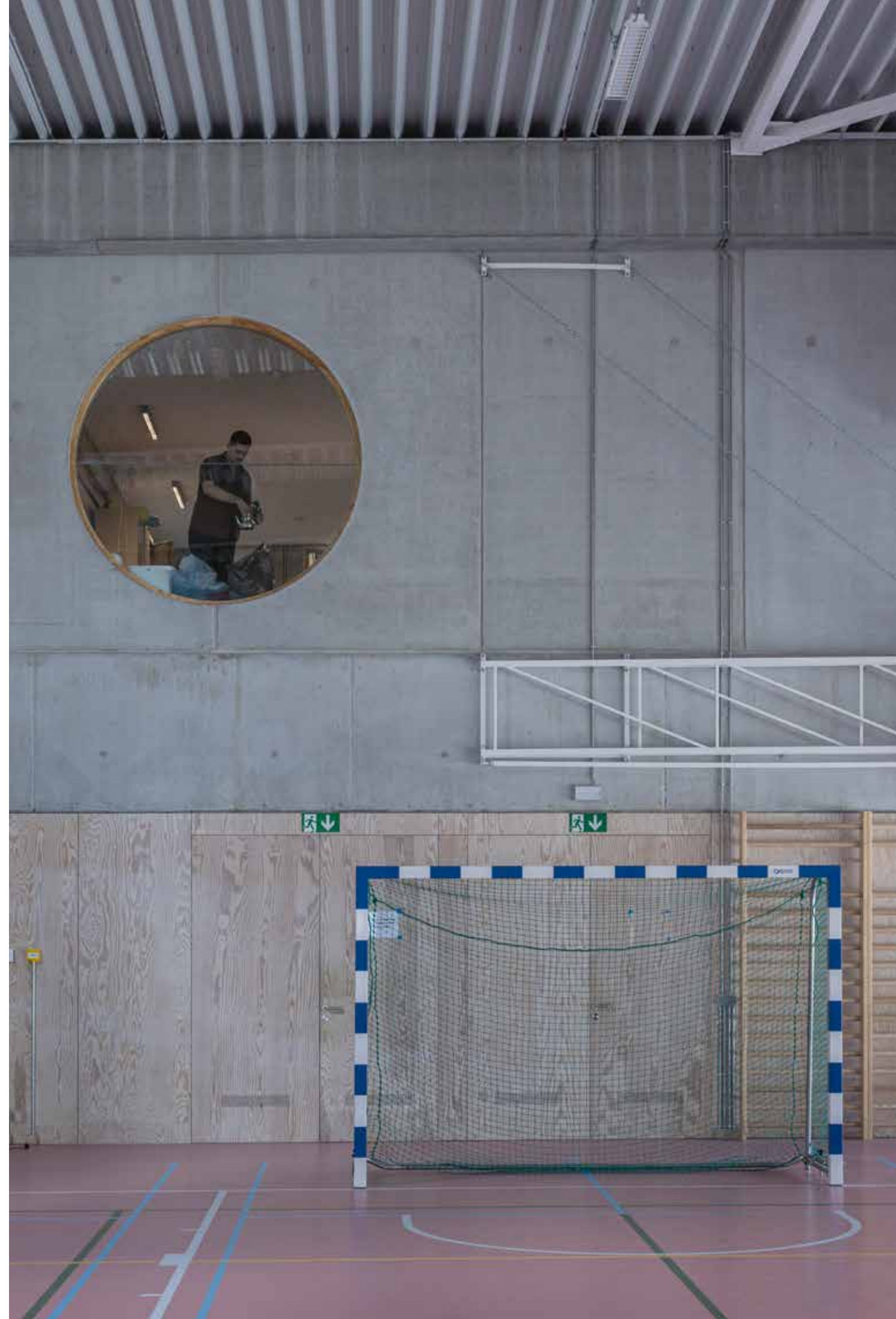
BMA is strongly committed to putting issues on the agenda. This can happen by acting behind the scenes but also through such public initiatives as publications, lectures and debates. Themes promoted by BMA over the past decade include the productive city, temporary use with a social purpose, adaptive reuse instead of demolition, and cooperative living as a potential third pillar of affordable housing production in Brussels.

SOFT POWER

BMA recommendations are not binding. The need to convince compels BMA to repeatedly make relevant analyses, develop supporting arguments and communicate them clearly. This is BMA’s soft power, a form of urban design governance where the authorities act in a semi-formal manner, seeking to exert influence in ways other than through regulatory power. Of course, the whole body of legislation, regulations, established plans and enforceable standards are important — they ensure a minimum level of quality — but they are not enough. Achieving excellence requires alternative and usually more informal mechanisms.

In Brussels, the Bouwmeester assumes the role of soft power and as such differs fundamentally from, for example, the head of the planning administration, the decision-making bodies for a permit or a city’s ‘chief architect’. BMA operates from an independent position, both politically neutral and free of any hierarchical link to the other public institutions, the professional sector and civil society.

While the independence of the BMA mandate is certainly worth cherishing, it is also determined by the difficult balance that any Bouwmeester must seek. The political sphere can quickly see a Bouwmeester as a troublemaker and seek to sideline him or her; likewise, the professional sector might just as quickly attempt to dismiss him or her as a mere foot soldier with no credibility. Somewhere between these extremes are positions that the Bouwmeester can occupy to have a real impact.

































GUEST CONTRIBUTIONS



The Bouwmeester Maître Architecte is a public figure whose role influences all stakeholders in urban development. Eighteen thinkers, city makers, private and public clients, and architects from both Belgium and abroad reflect on the achievements of the past ten years and share their vision for the future of Brussels.

‘Over the past decade, the BMA team and the architects have brought about precisely that vibrant energy. A dynamic that is alive, active, constantly evolving and — let’s hope, for the sake of Brussels — unstoppable.’

Radim Louda — Architect, CENTRAL

The launch of our practice coincided exactly with the start of Kristiaan Borret’s tenure at BMA. Ten years — a tin wedding anniversary. Many competition applications, a quarter of them selected, a tenth coming out on top: not a quiet marriage but rather the reflection of the specific, dynamic and intense context of Brussels, the BMA and his team. Brussels is a fascinating city for architects: with its messy character and lack of historical regulation, it is a source of opportunity and freedom.

Anyone straining for the architectural and urban transformation of a city that seems chaotic and is shaped by heterogeneous and variable forces should come to Brussels. It is a city that is modern in all its contradictions and that is still easy to transform in its fragmentation. It has become our playground, for a game we take very seriously and which allows us to experiment constantly. We ourselves are the product of this city and are little by little becoming one of its many builders.

It is obvious that our path, like that of many of our contemporaries, has been shaped by BMA, the unique system of architectural and urban valorization in Brussels. Regardless of the results and without going into details about the past ten years, the context of constant dynamism created by the BMA and his team is an essential factor.

That long period feels to us like a mirror, a mirror that shows us not our own image, but rather the broader context of which we are an integral part. The feeling of being a part of a dynamic that transcends us, of trying to jump on a moving train that hurtles on, with or without us, allows us to regularly test our practice against the development of the city and helps to put our own importance in perspective.

Kristiaan Borret once showed the slogan that was put up by Thomas Lommée on the wall of a university building in Ghent, ‘The next big thing will be a lot of small things.’ That statement reflects the strategy and results of his two mandates: transforming the city into small and medium-sized fragments, in collaboration with both young and established firms. The result is a diversity of architecture of prime quality. And although they are very specific to Brussels, these projects consciously or unconsciously make one think about wider issues. Through their existence, they also define the transformation of the European city and of our profession as architects.

Cedric Price compared the modern city to a scrambled egg: a living, moving system in which everything is intertwined but where, unlike in an omelette, the individual parts remain visible. A critique of the old visions of the city, with their rigid, fixed planning. Price wanted a fluid, flexible and fragmentary urban transformation that is constantly being made and unmade.

Over the past decade, the BMA team and the architects have brought about precisely that vibrant energy. A dynamic that is alive, active, constantly evolving and — let’s hope, for the sake of Brussels — unstoppable.

‘Brussels is a “difficult whole” — an archipelago of unequal figures, it is its most important self-image. Everything exists alongside everything, everything is equal, everything is important. The genius of the BMA today is that he has understood that.’

Kersten Geers — Architect, OFFICE Kersten Geers David Van Severen

We are a Brussels office. We are children of its fragmented urbanity.

We live and work in Brussels, it is our adopted home town. Brussels has completely changed over the past two decades, and perhaps also stayed a bit the same. Brussels is such a complex, hybrid and in part unworkable city that desire still drives us to try and realize something — a project, a building, a place — in Brussels. Brussels is a ‘difficult whole’ — an archipelago of unequal figures, it is its most important self-image. Everything exists alongside everything, everything is equal, everything is important. The genius of the BMA today is that he has understood that.

Ad rem, sharp, on the ball, realpolitik, forging associations, making friends, looking from the found figure. We play hard, we create opportunities, widen bandwidths, question envelopes. A figure has to be discovered and read and possibly widened or narrowed, redeveloped with the driving forces, and fit in again: this is project-based urbanism, a brutal kind of acupuncture. Each piece of the city shows a radical possibility. The desired situation is the city metaphor, but that metaphor has to be discovered, defined.

Brussels is specific in its mix of forced pragmatism and fragmentary idealism. In part, of course, that is the result of its DNA, an amalgam of municipalities and the layering of political fields of power of a radically different scale.

It makes Brussels a kind of Wild West for the developer or investor who sees an opportunity, not infrequently with a view to making a quick profit. When you see and experience such extreme madness, you might of course long for a different context, a different reality, but that is closer to dreaming than longing. Brussels is what it is. It is not Paris, Milan, Geneva or Basel.

So the Bouwmeester is also not a kind of supreme vassal of the European city-state in endless negotiation with the hallucination of a supposed urban figure (to be protected or lost); echo of a lost imaginary: the Renaissance, the neoclassical reconstruction, the post-war bourgeois metropolis. Brussels does not have that imaginary. Every disadvantage has its advantage.

From Brussels, we work in cities and non-cities in Europe, negotiating with the things that present themselves: urban plans, regional plans, urban visions. We engage in dialogue with what is there or should be there. In Brussels, we work on a point-by-point basis, with the Bouwmeester as the final arbiter.

The downside, of course, is that the quality of each intervention depends on the project itself. Only in its translation can it really make a city figure better, and so the city itself. Is it possible to improve such dynamics? Hardly, and especially according to the path taken. Perhaps the city figures need to be made more visible, the big and the small. We need to make them physical.

To embrace the green and mineral fragments and make them better. The peaks and the lines, again and again horizontally and vertically. We need a city model, of shards and fragments. The territory of Brussels is clear and limited. A puzzle of unequal parts, in civic coexistence — together in the world.

‘We should make the effort to remember the past: Brussels was a city with vast degraded neighbourhoods, mysterious, being the Capital of Europe, with no dynamics, rich in potential and fascination but poor and segregated. A city waiting for strong regeneration policies.’

Paola Viganò — Studio Paola Viganò, professor at EPFL

In 2022 the Walloon Parliament carried out an audit on the role and necessity of a Maître Architecte for its territory. On that occasion, the Bouwmeester Maître Architecte of Brussels and the other Bouwmeesters of Flanders and Charleroi defended their work and dressed a very interesting portrait of their own activity. The output of that special moment was not positive for Wallonia; nothing was decided. But what really made sense and hit the public was the strength and logic of the argumentations and the power of transformation a Bouwmeester can develop, the specificity of each approach in different contexts, the effects of their presence in the emergence of new generations of architects and in the improvement of the architectural quality in buildings and public spaces, in villages, cities and metropolises. In Brussels, the BMA has changed the conditions of existence of a project, its possibility to be implemented, opening up a closed field to a plurality of ideas, taking courageous positions.

We should make the effort to remember the past: Brussels was a city with vast degraded neighbourhoods, mysterious, being the Capital of Europe, with no dynamics, rich in potential and fascination but poor and segregated. A city waiting for strong regeneration policies. The BMA has multiplied design occasions, competitions, realizations; thanks to this engaged work, Brussels has become attractive for many, including young professionals from all over. A clear vision has guided the many different projects, the requalification of modern social housing, the necessity to maintain a strong mix of functions in all parts of the city, with an emphasis on the productive city, the centrality of public spaces, adaptation to climate change, and facing the ecological crisis with mitigation-oriented design, too.

These themes define in concrete ways the space of the social and ecological transition in the metropolitan area of Brussels. From this perspective, the results of the BMA are often at the frontier, pioneering changes in mobility, work and living typologies, thanks also to an extensive use of ‘research by design’ as a tool to produce knowledge. Of the projects we had the chance to start realizing in this period I would like to evoke Marie Jansonplein and Peterbos. In both cases, the BMA’s presence was crucial, particularly in the latter, when the dilapidated state of the neighbourhood pushed our team (Studio Paola Viganò + vvv architecture urbanisme with ARA) to search for support to complete the interventions without delaying them further. Without the help of the BMA, exchanges with institutions and fundraising would not have been possible. This testifies to the unique role the BMA can play: in-between different forms of power, this figure has the necessary autonomy to take and give directions, to select issues and priorities.

There is only one problem the BMA has greater difficulty to face and it is a hard one. Brussels is unequivocally much better than it was in the past, but Brussels is today more expensive and less inclusive than in the past. The connection between regeneration and gentrification is becoming an embarrassing one, although this correlation is not deductively related to the quality of design. The effort to make the city a better place to live is weakened by the increased value created by design, whose value the market appropriates and manages. Still, this increased value is collective, especially when it is related to a new park, square or public area. The city space is a collective capital. Once abandoned, Brussels today has to remain a city for all, and the BMA, with the weight that pertains to the position, can provide an essential contribution to this fundamental societal ambition without which also the ecological transition will not become a reality.

‘I followed the discussions on architecture. I believe the BMA influenced the overall quality of architecture without interfering too much. Looked at this way, the systematic introduction of architectural competitions was an excellent thing.’

Stéphan Sonnevile — CEO Atenor, chair of the Belgian UPSI-BVS

An active link. An active link in the development of a project, as part of a city/region to be (re)invented.

That is how I would describe the initial contacts my teams and I had with the BMA and his team. We had to get to know and understand each other in order to give a deeper meaning to the word ‘collaboration’. The sector was initially sceptical and from the start ‘had to’ find a compromise with the BMA, sometimes confronting him and sometimes trying to circumvent him.

Looking back, I see that, when Kristiaan Borret made his first presentations to the ‘Brussels real-estate world’, his multidisciplinary training was immediately noticeable in his approach to architecture: his was a global and integrated vision. His experience, both academic and private, was undoubtedly a key factor in his stated ambition for the search of high-quality architecture, with a pragmatic approach to reality. His experience as Antwerp’s Stadsbouwmeester also enabled him, in my opinion, to quickly become effective in his role. Kristiaan Borret is clearly the expression of a politically supported urban renewal.

As the owner of a vast 5.5 ha project in Anderlecht — City Doo, a textbook example —, we were invited to one of the Region’s first project meetings to discuss our ideas for the redevelopment of this plot, which occupies a central position within a Land-Use Plan (BBP-PPAS) of more than forty hectares.

During the discussions, Kristiaan Borret and his team demonstrated their expertise in terms of urban planning and their ability to take into account the many constraints faced by developers. Instead of an urban planning compromise, a master plan was reached that allowed us to develop the project in phases.

I followed the discussions on architecture. I believe the BMA influenced the overall quality of architecture without interfering too much. Looked at this way, the systematic introduction of architectural competitions was an excellent thing. So much so that we have since applied them to all Atenor projects in the ten countries in which we operate. Especially in recent years, the sociological aspects of urban planning and the technical and technological aspects of architecture have undergone major changes: I am thinking of the way mixed functions are implemented in buildings, or the choice of sustainable materials or building techniques. The architecture competition creates a climate of emulation, where new ideas in these fields can rise, while sometimes having their origins within smaller, lesser-known offices.

BMA’s contribution to the Brussels-Capital Region in terms of quality over the past decade is therefore undeniable. I have one final comment, a regret more than a critique: BMA’s effectiveness and efficiency have suffered from the Region’s political and administrative complexity. The attempts during the last legislature to initiate all developments through project meetings has not brought the desired flexibility to the procedure for the development and approval of major projects. The causes certainly do not lie with the function of BMA and the competence of the person who embodied that position for ten years. A more than favourable conclusion, therefore, for the Region in light of the many challenges.

More than housing: Social housing as a cornerstone of urban creation

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‘The improvements relate to the quality of procedures, the programmes, the attractiveness of assignments and the quality of the competition proposals. However, we need to ensure that this progress is maintained in BMA’s future mandates.’

Diana Katzarova, Giulia Larizza, Thierry Moest, Sébastien Morineau, Dorien Robben, Guillaume Sokal, Vincent Thierry — Brussels Regional Housing Company (SLRB-BGHM)

The collaboration between the Brussels Regional Housing Company (SLRB-BGHM) and BMA was greeted with enthusiasm, but also with some trepidation.

The strength of BMA lies in its diverse audience of experts and circles committed to the quality of contemporary architecture in Brussels. By broadening the perspectives of BMA, together we explore future-oriented practices such as feasibility studies, research by design, and project studies, with a pragmatic approach that takes into account environmental issues, urban planning opportunities, mixed functions and the complexity of social housing challenges.

An example of BMA's decisive impact was the initiative to merge the Klein Eiland and CityGate II projects into a coherent urban whole. The Verrerie project shows BMA's influence on a conversion with selective preservation and demolition: a commitment to innovation and circularity on an urban scale.

However, the charismatic aura of BMA sometimes makes project leaders feel that their role is being restricted and decentralized. The project can then become too ambitious, too complex and too expensive. The project leader then partly loses control over the project.

Nevertheless, this institution remains a strong ally in the development of a dialogue across institutions, even if it is unfortunate that not all actors in the decision-making bodies are involved in the granting of planning permits.

Collaboration with BMA has broadened and renewed the panel of architects working for the public sector. This is part of a dynamic that to us seems beneficial to architects.

Over the past fifteen years, thanks to the collaboration between BMA and the social housing sector, a lot of progress has been made regarding the appointment of project designers. The improvements relate to the quality of procedures, the programmes, the attractiveness of assignments and the quality of the competition proposals. However, we need to ensure that this progress is maintained in BMA's future mandates.

The increasing complexity of at times conflicting rules and standards, and the large number of actors responsible for their enforcement, mean that project management can be laborious and slow. This compromises the quality of projects and may also jeopardize their materialization. Therefore, after the competition phase, BMA should actively ensure that the quality of the winning bids is reflected in the city, the buildings and the open spaces.

BMA is expected to maintain its role as new themes emerge or existing themes develop further. Think of urban planning issues stemming from energy standards, climate targets, issues of inclusivity, density or the productive city. By growing with them, BMA can continue to stimulate desirable developments in architecture and urbanism.

The various government agencies, both operators and licensing authorities, need to synchronize and translate their common urban objectives into action. We call on BMA to play a federating role in this integrated collaboration.

It is important that the BMA remains an actor who can take into account these more global issues so that projects can be made concrete pragmatically and gradually.

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Everything is temporary: The city ad interim

‘The Bouwmeester has advocated the recourse to temporary use of space as a tool in shaping the city. He recognized our strength and expertise and even invited us to the table where decisions are made.’

Bie Vancraeynest — Coordinator, Toestand

For more than a decade, the non-profit association Toestand has been building bridges between vacant places in the city, on the one hand, and people looking for space, on the other. Today, vacancy is on the political and societal map. We are not true pioneers. That honour belongs to Citymine(d), 123, Cinema Nova, Beursschouwburg and so many others, and especially to the squatting scene, which has been around forever. Toestand does belong to a kind of second phase, perhaps the first phase of institutionalization.

Mission accomplished? Well, what concerns us now is what happens within the many temporary use projects set up by public and private players. Who is entitled to space in the city? Rather than engage in battle with management models we frown upon, we want to put into practice what we believe in. The starting point is still space. Preferably in an interesting format: a former garage, a piece of wasteland that becomes a park, a gigantic monastery, an old kindergarten. Different forms but always the same temporary objective: giving space and building a community. Where possible, pre-figuring what comes next. Instead of a methodology, an attitude. A ragbag of slogans and principles by which to act. We try not to get in people's way: no unnecessary procedures that only serve the organization. Not every door has to be locked. As many basic services as possible for free, unconditional welcome. Radical participation is not the same as horizontality, however. Toestand remains at the wheel of its own places. At the service of the public and all our partners, but above all at the service of another city, a city for the people.

In recent years, the Brussels-Capital Region and its local authorities have given Toestand opportunities to occupy and shape space. ‘Hey, turn it into a laboratory for the city!’ But these same authorities quickly hit the brakes when tests are actually carried out and we push the boundaries of what is possible. Moreover, our conclusions for future use are not always taken into account and the lengthy procedures play tricks on us — just think of our Allee Du Kaai project. Too often, the dialogue between the authorities and the citizen organizations is still unbalanced. Brussels struggles to take seriously its citizens' initiatives as interlocutors. The Bouwmeester has advocated the recourse to temporary use of space as a tool in shaping the city. He recognized our strength and expertise and even invited us to the table where decisions are made.

The Region no longer has funds for ambitious projects, or so they tell us. This may create new opportunities for those who can do a lot with little in temporary circumstances. Will the many grassroots organizations yearning for space be given opportunities, or will our buildings be handed over to the commercial players? Will buildings be used to provide an answer (not a solution) to the housing shortage? Or are we going to see more pallet bars with sponsors and caretakers without rights? BMA's position was always clear in this regard. We cross our fingers for the next round.

‘In our opinion, this issue has opened up a stimulating perspective: suddenly, everything around us needs to be considered as heritage worthy of interest, to be approached with the same care and attention as historical buildings worthy of restoration.’

Michaël Ghyoot — Project manager, Rotor

For Rotor, the reuse of materials is one of the ways to look at construction practices differently and to pause and reflect on our interaction with the built environment. The popularization of this issue has led to a certain institutionalization: the codification of practices, certain approaches being systematized and new rules developed. This can result in significant multiplier effects. When we started working on this theme, we could hardly imagine this. However, this systematization can have perverse effects that we should be alert to: an impoverishment of the reflective approach, a reduction of the issue to purely quantitative challenges (architecture becoming a simple matter of tons of material or performances to be achieved), and the risk of erosion of the term when ‘circular’ becomes an adjective that can apply to anything.

An interesting recent development in the Brussels-Capital Region is the growing importance of the principle of preserving existing buildings — in other words, the fight against premature demolition. The BMA and his team have taken a clear and strong stance on this issue in the public debate. This seems to have had a favourable impact. First of all, architects have addressed this issue and are thoroughly reshaping the practice of projects. Just think of the remarkable work of AgwA (the Karreveld and Verbiest projects), Ouest (the Zinneke and Variétés projects) and many other firms. A number of interesting developments are also noticeable on the administrative front. For example, some municipalities now refuse building permits when the possibilities for preserving existing buildings have not been sufficiently taken into account.

In our opinion, this issue has opened up a stimulating perspective: suddenly, everything around us needs to be considered as heritage worthy of interest, to be approached with the same care and attention as historical buildings worthy of restoration. This seems to us a favourable context in which to have serious discussions about the development of the built environment: considering each case individually and formulating specific, tailor-made responses instead of applying grand principles mechanically and indiscriminately (preserving everything at all costs / razing everything unthinkingly).

This context also seems to go hand in hand with the principles of recycling and reuse. The less we demolish, the more we recycle. This is easy to understand: time constraints mean that major demolition works leave little room for careful reuse. Moreover, the complete construction of a new building requires quantities of materials that the alternative economies (reuse, biomaterials, etc.) will probably never be able to provide (unless they turn into massive manufacturing machines themselves). On the other hand, less demolition and better construction not only facilitates the use of these materials, but also appeals to the intelligence, creativity and know-how of the actors of the construction sector. In short, a great angle to review our interactions with the built environment.

‘Each photograph illustrates a call for applications and testifies to a situation that is going to evolve. These are strategic places that can bring about a big change.’

Séverin Malaud — Photographer

Since 2018, I have taken more than a thousand photographs to illustrate more than two hundred newsletters from BMA. Over the past seven years, my photographic practice has evolved significantly, both technically and in the way I approach photography. For instance, I started with a digital camera and most of my pictures were taken frontally, a method that gave great importance to the subject of the photo. But gradually I switched to analogue photography, and as a result I have become more precise and also more selective in terms of how many photos I take. I currently use longer focal distances with tighter, less frontal shots. I want each photograph to be able to stand on its own. My work for BMA has followed the same progression.

In my work for BMA's newsletters, over the years and across the projects, I have always paid close attention to graphic and visual coherence. I ensure that the light is similar — a challenge since I shoot for BMA all year round, in every season. I have also made sure that each photograph says something about the subject of the newsletter, its scale, location and context. These are photographs taken from the public space, which means that I have to play with the inherent constraints (available light, distance, time, weather) and take into account the elements present in that space (road signs, posts, electric boxes, public lighting, urban furniture, cars). Each photograph illustrates a call for applications and testifies to a situation that is going to evolve. These are strategic places that can bring about a big change.

A lot of time goes by between the call for a project and the actual realization: the projects I illustrated in the newsletters at the start of my collaboration with BMA are only now coming to completion. During this period, I returned to a number of neighbourhoods — Peterbos in Anderlecht, the barracks in Etterbeek, and Tour & Taxis, close of where I live — and I have seen them change a lot over the years. Project after project, the photographs of the newsletters document entire neighbourhoods and their transformations. Given the number of photos and their geographical and temporal scope, they say something about the transformation of the city.

Having trained as an architect myself, the collaboration with BMA enabled me to work as an architectural photographer. It has increased my knowledge and understanding of Brussels: a city of fractures and uncontrolled change. Thanks to BMA, I can visit places I normally would not go to; what's more, I do everything by bike, which makes it easier to stop off along the way. This enriches my contextual approach to the built and unbuilt parts of the city.

The collaboration also provided me with material for two personal projects, *Bruxelles Dilution* and *Bruxelles Agglomération*. In *Bruxelles Dilution*, I focused on the outskirts of Brussels, where urbanization gets diluted by the surrounding countryside. My interest was in the fractures in the public space: the undeveloped areas on the outskirts of the city. In response to this, for *Bruxelles Agglomération* I photographed situations where the built environment interacts in the densely built-up centre of Brussels. In both cases, I photographed accidents in the built and unbuilt space that are visible from the public space. That is exactly what BMA's interventions seek to solve.

‘It is essential that young offices have the opportunity to work on public assignments. After all, how can a sector that remains homogeneous respond to the needs of an increasingly diverse society?’

Meriem Chabani — Architect, New South

A year ago, a friend in Brussels came up with an unexpected proposal: to submit a joint proposal for a BMA call for projects. We had never worked in Belgium before but were committed to the inclusive city. Following on from our work on the place of children in the public space in Paris, we submitted a project for the fourth series of the School Contracts. We were immediately and pleasantly surprised by how simple the procedure was: a single A4 page was enough and no administrative documents were required. When you are used to preparing thick dossiers, this is amazing. Our project was selected and we were allowed to submit an offer. The submission was remunerated and we were given a chance to explain our proposal orally. Although we ultimately didn't win the project, that experience was a real turning point for us and even a revelation: there are other ways of working. Also, we may not have won, but we knew why: the detailed jury report gave us insight into the strengths and weaknesses of our bid, in a transparent tendering process that respected the designers' time and work.

We acquired a taste for that method. But for us, Brussels and BMA are much more than a new procurement model. They embody the possibility of cross-border European cooperation that connects ideas and projects. With gifted professionals such as Chloé de Salins and Pieter De Walsche, New South has developed a successful partnership and a close-knit team. We are living proof that you can work internationally yet on a human scale. After our first attempt, we were lucky enough to win three BMA competitions in one year.

New South is essentially an office that works on the margins and attaches great importance to the fragility of the body and space. Our approach is based on anthropology, research and experimentation and as such we sometimes meet with incomprehension. We ourselves are often frustrated because we are judged on administrative criteria rather than on our real expertise: a vision and a spatial, technical, social, human and creative competence. While in France we mainly work on private projects, the BMA system has given us access to diverse and inclusive public contracts.

In the future, we don't want to stop there. We want to support emerging agencies and give young architects access to new programmes. It is essential that young offices have the opportunity to work on public assignments. After all, how can a sector that remains homogeneous respond to the needs of an increasingly diverse society? Our profession has become much more feminine and diverse. By offering opportunities to young firms, the market is opening up to minorities and new stories. In this way, BMA helps us to colour outside the lines. And we dare to believe that there is still room to dream.

Back to the future: A plea for architectural backcasting

‘Could we start imagining and designing radical transitions using backcasting when it comes to housing, office spaces, mobility or public buildings? Can architectural imagination help to develop transition scenarios using backcasting principles?’

Véronique Patteeuw — Lecturer at ENSAP Lille, guest lecturer at KU Leuven and EPFL

Some fifty years ago, the Club of Rome, a loosely defined organization composed of scientists, business executives, academics and diplomats sharing a profound concern for the long-term future of humanity on Earth, ordered a group of young scientists at MIT to explore the impact of five variables that would determine and ultimately limit life on Earth. The researchers examined the impact of limitless population growth, industrial output, food production, resource depletion and pollution. Their report, published in 1972 and known as *The Limits to Growth*, was alarming. Based on the back-then innovative computer-model World3, the scientists warned of the catastrophic consequences of the 'business as usual' model that would lead, 'somewhere during the twenty-first century, to sudden and uncontrollable decline in both population and industrial capacity'. The report proved to be a remarkably accurate outline of the global distress we are encountering today. Our business-as-usual model has reached its limits and our post-industrial extractive economic model is approaching the end of its life cycle.

Where do we go from here? In the chaotic destabilization predicted by *The Limits to Growth*, we have a choice. The next fifty years could lead to collapse, but they could also see the emergence of an entirely new, unimaginable and accelerated transition to a just and sustainable future. If we shift our attention from the problems and potentially dystopian futures to the social and technological alternatives developing in the niches, society could move collectively in the right direction. To do so, two attitudes are crucial: long-term vision and global thinking. But instead of imagining the future as mere extensions of the present, commonly referred to as 'forecasting', we need the opposite. 'Backcasting' embraces transition in an attempt to imagine, construct, research and build transformative futures. It starts from the twofold question: What would a desirable and just future look like? And what would be the first step to move in that direction? While forecasting can be seen as a strategy to prolong and optimize the existing situation, backcast-

ing formulates and visualizes desired futures as a starting point for a process of social learning, governance strategies and experimentation. Contrary to forecasting, which often dominates policymaking and creates the illusion of predictability and control, backcasting presupposes that we cannot know our futures. But we do know what we want or need to move away from in the present. Could we start imagining and designing radical transitions using backcasting when it comes to housing, office spaces, mobility or public buildings? Can architectural imagination help to develop transition scenarios using backcasting principles? What would desirable futures for Brussels look like and how could we make a first step?

We have arrived at a moment when awareness, urgency and opportunity are colliding. If the Club of Rome believed that the complexity of reality could only be understood as a *problématique*, as a cluster of interrelated global problems, the long-term vision and intertwined approach of the BMA could help to define these *problématiques*. By integrating backcasting into policymaking, the BMA could help to accelerate sustainability transitions in Brussels.

‘Our collaboration with BMA has been a constructive experience. The meetings and discussions invariably involved transparent communication about mutual needs and interests. It was always a search for a win-win: creating projects that added value to the neighbourhood but were also financially feasible. Whether it concerned mixed use, openness or circular construction, this approach ensured that we were inspired to go that extra mile.’

Valérie Vermandel — Chief development officer and partner, Whitewood

Over the last decade, circular construction in Brussels has evolved from something exceptional to something unavoidable, and soon it will be the norm in the construction of the city. There has been a lot of experimentation around circular building, sometimes successful, sometimes less so. Experiences have been shared and general knowledge has grown. To be honest, the construction world is certainly no paragon yet of the circular economy, even though significant steps have been taken in recent years. I expect the market to further professionalize over the next decade, with supply and demand being better tuned to each other. I also look forward to a reduction in risks, thanks to growing experience and better certification procedures. Moreover, I hope that authorities will clarify the legal framework in this regard, as is the case with EPB certificates for building consumption, for example. I expect that, as the years pass and more projects are built, ambitions will gradually be raised.

Circular building is a broad concept and as a developer we can decide which ambitions we want to meet. We can therefore play a leading role by achieving our own choices. This will not only trigger emulation among our competitors and colleagues, but will also ensure that we are ready to meet the challenges of the future.

I see the role of the Bouwmeester in this as twofold. First, the broad view he has of various projects makes him the right person for me to inspire and educate the market, thanks to participation in events and publications. After all, it is only by sharing and learning that we can grow as a sector. Second, he plays an important role in accompanying this transition. Through competitions and project meetings, BMA can also play a supporting and guiding role through the projects it is involved in.

Our collaboration with BMA has been a constructive experience. The meetings and discussions invariably involved transparent communication about mutual needs and interests. It was always a search for a win-win: creating projects that added value to the neighbourhood but were also financially feasible. Whether it concerned mixed use, openness or circular construction, this approach ensured that we were inspired to go that extra mile.

To move forward faster, a number of levers are required: the more transparent and unambiguous the legislative framework, the clearer the path to implementing circular principles. At the same time, however, each project has its own singularity and it is sometimes difficult to generalize principles into a single law. That is why we appreciate BMA's approach, which involves defining, in consultation, 'project lines' for large-scale developments. After all, this generates the much-needed framework for the authorities and developers, ensuring that the ambitions, including with regard to circular construction, are written down and validated from the start. I am convinced that this can raise the quality of projects to a higher level.

‘Such a vision promotes the growth of the city’s cultural infrastructure, which in turn helps Brussels to develop ever more into a lively metropolis where creativity goes hand in hand with a sense of community.’

Melat Gebeyaw Nigussie — Director, Beursschouwburg

The cultural infrastructure of Brussels has an impact that reaches far beyond artistic expression alone. It plays a crucial role in forging social cohesion by bringing communities together and shaping a shared identity. It also promotes economic growth by creating jobs and attracting tourists, which in turn strengthens the local economy. The Beursschouwburg shows how such a cultural institution can have a lasting impact on the city and its residents.

Since it was last renovated, the Beursschouwburg has gone through a huge evolution. The urban context has changed radically with the creation of the pedestrian zone and the renovation of the Stock Exchange building a bit further. These changes provided a unique opportunity to anchor the Beursschouwburg more firmly in the neighbourhood. It wants to emphasize its metropolitan character by blurring the boundaries between building and city, so that the city, with all its complexities, flows into the building and becomes a breeding ground for new initiatives. Audience broadening and accessibility are crucial in this respect, but without losing the Beursschouwburg's distinct identity as a haven for experimental and niche art forms. The ambition is to be a 'third space', where people can gather freely and meet on an equal footing.

The Bouwmeester plays an essential role in this process. With his in-depth knowledge of the city's urban and architectural dynamics, he ensures the harmonious interaction between the needs of the city and the realization of architectural projects. His involvement in projects like the Beursschouwburg emphasizes the importance of a vision that goes beyond material construction and focuses on creating a vibrant, inclusive city. Such a vision promotes the growth of the city's cultural infrastructure, which in turn helps Brussels to develop ever more into a lively metropolis where creativity goes hand in hand with a sense of community.

When an arts centre like the Beursschouwburg embarks on a renovation, the team engages in an in-depth process that has a significant impact on all involved. At that point, the expertise and experience of the Bouwmeester are essential. Knowing that you can rely on a partner who not only thinks with you but also critically questions assumptions gives the team the certainty that they are in good hands. The Bouwmeester asks the right questions and in doing so helps to formulate a project that conveys the values of the house to the city. The Bouwmeester's view of the city, culture and infrastructure as communicating vessels is crucial: he sees these elements as an ecosystem in which different balances must be sought. This means that, for the renovation of the Beursschouwburg, we not only looked at the physical structure, but also at how the project contributes to the broader cultural and social context of Brussels.

The effect and impact of urban planning on ‘vulnerable’ neighbourhoods

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‘You can’t have one without the other. The investment must be consistent across all points to ensure a strong, coherent and, above all, relevant intervention for the area.’

Khalid El Addaoui — Local coordinator D’Broej

Urban planning and renovations play an important role in the life of the Peterbos area and its residents as they provide a clean and healthy living environment. Together with the education team, we have observed that neglect of the neighbourhood creates space for other, ‘negative’ uses. An orderly neighbourhood, with sufficient surveillance and natural social control by social actors, is less vulnerable to so-called ‘illegal’ actions.

That is why I believe that urban renewal alone is not enough. We also need to invest in the local actors, by strengthening the work that has already been carried out on the ground (financing activities, renovating public spaces, covering staff costs, etc.). You can’t have one without the other. The investment must be consistent across all points to ensure a strong, coherent and, above all, relevant intervention for the area.

For many years already, our association, D’Broej, has been proposing an emancipation programme for children and young people in the neighbourhood from the age of 6. We organize activities and projects for the residents of the area and of Brussels to help them in their emancipation (sports activities, official sports club, homework club, voluntary work, a trip to the mountains, debate evenings, etc.). All these projects enable local residents to participate in activities they might not otherwise be able to afford.

That is why I call this a coherent and relevant investment. If we want to influence the future of young people and local residents, we need to be able to intervene in all areas of their lives. Both housing and their daily lives. It is actually systemic work, where the individual must be approached across all their systems (housing, social, school, professional, family, etc.).

Interventions at the housing level sometimes take too long; the staff of the pedagogical teams don’t have the operational means and human resources necessary to work more thoroughly; the school system has become less and less attractive to young people; and professional opportunities are less and less geared towards their qualities and needs.

We have to take all these factors into account and improve them to restore the neighbourhood to its former glory: an oasis of calm in the heart of Brussels, as the first generations were familiar with it.

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Built for Copenhagen life: From designing buildings to facilitating processes

‘As a facilitator, the City Architect can, through dialogue, analysis and scenario building, create visions of possible futures, which in turn can be the basis of both citizen involvement and political decision-making.’

Camilla van Deurs — Chief City Architect of Copenhagen, Partner Nordic Office of Architecture

The City of Copenhagen has had a City Architect since 1886. Until 1999 the City Architect was the head of the public Architecture Studio, responsible for the design and construction of the municipality’s own buildings, which today make up about 15 per cent of the total building stock. Since 2001, the City Architect has had an independent and cross-department function that advises Copenhagen Municipality’s seven administrations on issues relating to architecture, urban space and urban development to ensure the quality of the investments and strategies decided by politicians. The City Architect’s Office cuts across all departments of the City of Copenhagen and has a free voice, independent of administrations and politicians, even if the City Architect is not part of the formal decision-making process.

The most valuable tool for the City Architect is the Architecture Policy, which states that the city should be developed sustainably for ‘Copenhagen life’ and with respect for the uniqueness of the various urban districts and with human scale and public life at its core.

The shift from a designing City Architect to an advisory role is indicative of where Danish public officials, like perhaps our counterparts in Brussels, are heading in the coming years, namely towards a more facilitating role. As we face complex issues such as increased urbanization and gentrification, the City Architect of the future will have a key role as facilitator between the private sector, innovation companies or universities, citizens, and the administration. The issues at hand are often too challenging for an only public approach but require multidisciplinary public-private partnerships. As a facilitator, the City Architect can, through dialogue, analysis and scenario building, create visions of possible futures, which in turn can be the basis of both citizen involvement and political decision-making.

Since 2015, the City of Copenhagen has had a special focus on strengthening the involvement of Copenhageners through better internal collaboration and knowledge sharing by including them in the individual dialogues and processes and thinking in targeted involvement processes. This requires more than traditional planning.

A diverse repertoire of methods is used. We span quantitative surveys, where we uncover the experiences of Copenhageners, for instance via citizen panels and statutory consultations, including via the municipality’s consultation portal. In recent years, we have been inspired by design thinking, nudging and behavioural design. We have further developed qualitative methods and co-creation processes, so that we largely meet Copenhageners in the city and not least at eye level, for instance via events and pop-up dialogues in the city.

An example of this new, more facilitative role for the City Architect was in 2019 when the City of Copenhagen set up Denmark’s first citizens’ assembly. The task was to point out a future for a sustainable and more liveable medieval city centre. This resulted in nine recommendations for a significant reduction of parking spaces of between 80 and 90 per cent and recommendations in relation to green and non-commercial urban spaces. The recommendations were tested in a series of 1:1 urban space experiments. Subsequently, an overall plan for the public space was adopted by the Council in the City of Copenhagen. Throughout the project, the City Architect was a unifying figure who facilitated the professional discussions and the involvement of the many different stakeholders.

‘Today, the idea that there is beauty in incompleteness and improvisation is better understood, and Brussels is regarded on a par with European cities such as Copenhagen, Munich and Bordeaux.’

Stephen Bates — Architect, Sergison Bates architects

Although based in London, we think of ourselves as a European practice. Brussels is only two hours away on the Eurostar, physically and culturally close, and we enjoy working there. We have always looked for interesting work abroad, enjoying our role as observers, slightly on the margins of the situation. We first engaged with work in Belgium via the Open Call competition procedure in 2004. In 2015 Kristiaan Borret, the former Antwerp Bouwmeester, took over as Bouwmeester of the Brussels-Capital Region and set about refining and expanding the framework for good public procurement initially introduced by his predecessor, Olivier Bastin. This led to the commissioning of projects of greater architectural and environmental quality, which set Brussels apart from other cities. In London, for example, the so-called ‘competitive interview’ prevails in public sector procurement, where the architect’s fees are part of the negotiation and design teams are assessed solely on the basis of experience, without a clear design proposal — a procedure that excludes young, innovative practices. We have enjoyed some competition success in Hamburg, where organizers work closely with the city planning department and a small shortlist of candidates. This is quite different from many other parts of Germany, where selection is made by lottery from a very long longlist of competitors. In Zurich, the competition structure is clear and well organized, though many competitions are open and anonymous while tending to focus on housing projects and shortlisting a large number of competitors. In Spain, two-stage competitions have a short submission period and require limited design information but entail a complex administrative procedure.

Since 2016 we have been lucky enough to win a series of projects in Brussels, among them the Tour & Taxis residential quarter, the CityGate II / Petite Île neighbourhood in Biestebroek, and the KANAL arts complex. It is no coincidence that all three projects are located along the Brussels Canal, important regeneration projects in the BMA’s Canal plan. According to the BMA, ‘a good city has industry’, and the clearly articulated strategy of the Canal Plan is to promote the retention of production facilities to ensure that a mix of uses remains at the heart of the capital.

Like other European cities, Brussels has been the subject of major infrastructural change driven by radical modernist planning and speculative property development, evolving through the implementation of visionary master plans, small-scale interventions and extensive transport plans. It is a city in constant transformation, with an increasingly diverse population. Ten years ago, this was regarded as somewhat problematic, but the BMA’s strategic thinking — and communication — have changed this perception. Today, the idea that there is beauty in incompleteness and improvisation is better understood, and Brussels is regarded on a par with European cities such as Copenhagen, Munich and Bordeaux. We strongly believe that the complex urban fabric resulting from the interaction of multiple historical, economic and demographic factors should be celebrated as a shared legacy and that a tolerant, inclusive recognition that development is heterogeneous and uneven is more representative than extravagant iconic gestures. The BMA and his team clearly recognize this in their search for urban coherence through a strategic vision that encompasses both large-scale urban interventions and individual building projects.

‘BMA is neither an urban marketing agent nor an oracle and even less a facilitator. On the contrary, BMA ensures that everything is done to realize a project’s potential: making clients aware of the strengths of their programme, welcoming minority voices that can complement the assignment and, above all, challenging the project as much as necessary until it reflects the multiple viewpoints that make up the city.’

Thierry Decuypere — Architect, V+

How tiring to have to keep repeating obvious things. Yes, you can judge spatial quality: just look around. Yes, breaking the privileges of a small club makes the city a better place. Yes, the cultural depth of architecture is more sustainable than a few centimetres of insulation. Yes, caring for the environment is more important than making a profit on real estate ... Having to repeat the same thing is tiring, but more importantly it distracts us from other necessary points at issue.

Let’s assume that, with some courage, the tools and good practices introduced by the BMA team over the past fifteen years will be enshrined in laws and regulations (generalization of competitions and tenders, apt remuneration, quality control of projects up to and beyond the permit phase, etc.). After a few hiccups — the result of corporatism and the cult of the free market —, the BMA team could devote all its energy to exciting challenges only vaguely outlined before then.

PRAISE OF SLOWNESS

BMA is neither an urban marketing agent nor an oracle and even less a facilitator. On the contrary, BMA ensures that everything is done to realize a project’s potential: making clients aware of the strengths of their programme, welcoming minority voices that can complement the assignment and, above all, challenging the project as much as necessary until it reflects the multiple viewpoints that make up the city. BMA takes the time necessary and refuses easy solutions to the collective challenges ahead. A such, we discover the pleasure of slowness that our finite world demands. We are reminded that architecture is an art of consequences. As Isabelle Stengers (2011) wrote, ‘It is not a question of science or utopia, but of choice: sticking to the ideal of a homogeneous, externally legible, complicated and functional city, or running the risk of a city that learns, which also means a city that is messy, conflictual, uncertain, full of discussions and negotiations, and therefore relatively illegible to the outside world.’

ARCHITECTURE

BMA provides the necessary resistance to the many factors that uniformize urban development: financially driven architecture, standardized building methods, the internationalization of applications, the glorification of passers-by and tourists. BMA supports contextual ways of designing and building in relation to local geography and specific social realities. BMA doesn’t compare, but seeks out the exceptional, even if it doesn’t meet international expectations. Spatial quality without territory is an abstract ambition. That is why BMA is building on the local imperfections that will be the pride of tomorrow.

SPATIAL JUSTICE

BMA’s mission is not only to cultivate spatial quality, but also to ensure that its effects are distributed fairly. Ongoing research into land affordability, cooperative production methods and architecture that is accessible to its users must be continued and strengthened. Now that there can be no justification for further thickening the layer of concrete that is choking the Earth, the call for proper land use, the right to housing and the right to the city are more urgent than ever.

‘A BMA should dare to challenge habitual thinking and bring in new perspectives, nourish curiosity and invite people to engage, stand firm in one’s professionalism and knowledge that architectural quality reaches far beyond aesthetics and function. Architecture encompasses the void, the spaces in-between.’

Dorte Mandrup — Creative director, Dorte Mandrup

Last year, I had the privilege of gaining a deeper insight into the contemporary architectural landscape of Brussels as chair of the Brussels Architecture Prize. Looking through more than 170 submitted projects, I was impressed by the scale and quality of the architectural and urban development of Brussels in recent years. There seems to be an acute focus on architecture’s ability to create a social and environmental impact. This fills me with a sense of optimism when looking towards the future of the city. This progress has been greatly influenced by Kristiaan Borret and his team’s ambitious and strategic approach, always insisting on architectural quality.

In the years to come, our cities will face increasingly complex challenges — climate crisis, affordability, inequality, loneliness — and the role as Bouwmeester will be essential in ensuring quality and the human scale in the urban development. The ability to adapt and respond to these complexities will require not only wide-ranging collaboration across sectors, but also strong leadership, an international outlook and knowledge that spans political, economic, juridical, social, historical and architectural insight. Brussels is an incredibly diverse city that holds a lot of potential for creating a thriving urban landscape where new human connections can form. However, diversity can also become a source of fragmentation without an independent, holistic influence who, using a thoughtful and coordinated approach, can stitch the city’s urban fabric together, finding the vernacular nerve of Brussels and creating connections across neighbourhoods, the public and the private, the historic and the contemporary. For instance, the reinvention of the European Quarter from a largely monofunctional office area into a thriving mixed-use district provides an opportunity to examine how it can better be integrated into the rest of the city, transforming existing structures and experimenting with new ways of living, new forms of public space and urban nature.

It requires autonomy and a mandate within the city to insist on quality and professional integrity, even when you meet resistance from developers or politicians. In Copenhagen, the City Architect holds no formal power but acts solely as an adviser. Without a mandate, even the best advice can be ignored and the consistent focus on architectural quality and the city as a whole can be difficult to sustain. A BMA should dare to challenge habitual thinking and bring in new perspectives, nourish curiosity and invite people to engage, stand firm in one’s professionalism and knowledge that architectural quality reaches far beyond aesthetics and function. Architecture encompasses the void, the spaces in-between. It impacts human behaviour, evoking emotions and shaping connections.

‘It is only by combining different types of knowledge in a well-moderated way that we can face up to the multiple crises of our time, in all their complexity and interdependence.’

Angelika Fitz — Director, Architekturzentrum Wien

In recent years, Vienna has more than once been proclaimed the world’s most liveable city. In international rankings such as Mercer and the Global Liveability Index, Vienna ranked first in 2023, ahead of Zurich and Auckland, Copenhagen and Melbourne, respectively. According to the reports, the main reasons for this are the rich cultural offer, good health and education infrastructure, an intact living environment and a high level of safety. A factor that is usually not explicitly addressed in the rankings is the housing market. And yet, for more than a hundred years, it is precisely Vienna’s social housing system that has been producing a high quality of life for a broad population. The majority of Vienna’s population lives in social or subsidized housing. This is made possible by a consistent provision of land by the authorities and a quota of two-thirds subsidized housing when repurposing.

Housing geared towards the public interest is the very secret of Vienna’s success. Yet, the limits of perfected systems must also be recognized. In this case, the competitive tendering processes for project developers, which developers take part in with architecture firms, are packed with important requirements such as social and environmental sustainability, affordability, architecture and cooperation between building sites. But why is that complex process, accompanied by further environmental impact procedures, still producing, for example, buildings mainly made of concrete and with fossil-based thermal insulation? Even though a number of competitions for building with wood are currently underway. In housing, this is of course a question of cost, but it is also a question of ‘profound transformation’, which we need not only at the level of the individual building, but in the overall climate-friendly conversion of the city.

Profound transformation requires transversal action that connects as many areas as possible. And for that, we turn with curious eyes from Vienna to the model of the Bouwmeester, and especially to Kristiaan Borret’s work over the past decade. I think one of the most important aspects of his work is the creation of trust between different stakeholders: between civil society, administration, politicians, the planning sector and business community, between big and small players. It is only by combining different types of knowledge in a well-moderated way that we can face up to the multiple crises of our time, in all their complexity and interdependence.

Our cities are in need of a profound transformation. This requires not only ambitious strategies such as land-use policy, new building regulations for conversion, and carbon pricing, but also a number of smaller experiments and initiatives. New forms of alliance are required for a wide-ranging attitude of caring in order to address ecological and social crises in equal measure. In the programmes of the Architekturzentrum Wien, we have been advocating for years a new ‘ethics of care’ in planning disciplines and in planning policy, as Elke Krasny and I also described in our publication *Critical Care* (MIT Press, 2019). Architecture and urban planning are constantly concerned with what will be, with the future. The modern age had the ambition to build a better future, and today we are living with the consequences thereof: extreme weather conditions, dependence on fossil fuels and destruction on a planetary scale. If we want to build a good future, we cannot content ourselves with continuing the past. We must have the ambition to care for both city and planet. The Bouwmeester is an agent of care for the city’s future.

INVENTORY

This inventory lists the 837 projects the BMA team worked on between 1 January 2015 and 1 July 2024. In each case, at least one of the BMA's tools was applied: Competition, Research by Design, Quality Chamber (until 2019), Review (since 2019), Label (since 2021). The projects are listed in chronological order, based on the most recent date the project was active.



- Competition
- + Research by Design
- ▼ Review

TACT – public space

Port of Brussels	Development of the land adjacent to the TIR Centre	1000
13.01.15	Competition	
01.01.19	Research by Design	
	Bureau Bas Smets / Greisch	
	ADR / Technum	

VRT	New VRT headquarters (cancelled)	1030
13.03.15	Competition	
20.01.17	Quality Chamber	
	Robbrecht en Daem / Dierendonckblanche	
	OMA / NFA, Christian Kerez, OFFICE / KCAP, advvt / evr / doorzon	

Canal Wharf		
AG Real Estate	Housing project	1000



08.05.15	Quality Chamber	
	Stéphane Beel / Architectes Associés	

City Dox 3		
Atenor / Citydev.brussels	New complex comprising housing, businesses and amenities	1070
08.05.15	Quality Chamber	
10.10.15	Research by Design	
	ArtBuild / JNC	

Compas		
Citydev.brussels	Project for subsidized purchase and rental housing and a kindergarten	1070
04.06.15	Competition	
30.11.16	Research by Design	
	DDS+ / Atlante	
	R2D2 / Beng, Buro II & Archi+I, Altiplan	

CENTR'AL		
Municipality of Forest	Construction of an amenities hub above the Albert metro station entrances	1190
04.06.15	Competition	
	B–architecten / Omgeving	
	ARJM / Sum, PTA, R2D2, V+ / a practice.	

Tour & Taxis – Master plan		
Extensa	Master plan for the development of the Tour & Taxis site	1000
05.06.15	Quality Chamber	

Buda		
Bruxelles Propreté	Redevelopment of the Buda industrial site and construction of a sorting centre	1120



17.06.15	Competition	
	A229 / evr	
	Architects in motion, BAEB, Henry, MDW	

Beer Palace		
City of Brussels	Redevelopment of the Bourse building to house the Beer Palace	1000
01.07.15	Competition	
	Robbrecht en Daem / Baneton–Garrino	
	Kempe Thill, Stéphane Beel / Origin / Tinker, Imagination, POLO	

Master plan Jonction		
City of Brussels	Master plan for the Brigittines site as part of the Neighbourhood Contract	1000
02.07.15	Competition	
	Bureau Bas Smets	
	1010au, CityTools, Metapolis, GRAU	

Montoyer 63		
Leasinvest	Office building in the European Quarter	1000
04.09.15	Quality Chamber	
	SVR	

Gare de Forest		
NMC	Mixed–use development comprising housing, training centre and kindergarten	1190
04.09.15	Quality Chamber	
	Architectes Associés	

Rosée		
Socar–Hajjar	Housing project	1070
04.09.15	Quality Chamber	
	GBAr	

Solidariteit van het Gezin		
SVHG	Construction of a care complex	1070



04.09.15	Quality Chamber	
	Arch & Teco	

Facar		
Facar	Definition of the density, height and urban form to be envisaged in the event of the demolition and reconstruction of this industrial site	1080
18.09.15	Quality Chamber	
14.12.16	Research by Design	
	Draftwerk	

Skyline		
Skyline	Housing complex, public and commercial functions	1140
18.09.15	Quality Chamber	
	Robbrecht en Daem	

Herlin		
Commission	Construction of a new school building for the communautaire française	1082
01.10.15	Competition	
	Matador / KIS Studio	
	BAEV / Arcadis, Baukunst, O2 / Manger Nielsen, Trait	

CERIA – preliminary study		
Perspective.brussels	Urbanistic and programming preparatory study for a secondary school on the CERIA campus	1070
05.10.15	Competition	
	CityTools / MDW	
	Alphaville / Lankry / Buur / Azero / Ecoprog, Urban Platform	

Citroën – feasibility study		
SAF–MMV	Analysis of the programming potential of the Citroën Yser site	1000
07.10.15	Competition	
	WAM (WDJA / Advisers / MSA)	
	ABCD, Sum / A–res / BDP / Kleco, Urban Platform / Artgineering, V+ / CityTools / Ville ouverte, AWB / 51N4E / Rebel / Julian Harrap	

Tour Victor		
Atenor	Offices, services and shops	1000
16.10.15	Quality Chamber	
	Jaspers–Eyers	

Realex		
Emphytéote	Construction of an office building and a conference centre	1040
16.10.15	Quality Chamber	
08.06.22	Design Review BMA	
	Assar	

Gobert Matériaux		
Gobert	Shops and storage	1070
16.10.15	Quality Chamber	
01.03.16	Research by Design	
	RC ²	

RTBF		
RTBF	New RTBF headquarters	1030



26.10.15	Competition	
16.06.17	Quality Chamber	
	MDW / V+	
	OFFICE, Lacaton & Vassal, Rudy Ricciotti / l'escaut, BIG	

Gryson		
Citydev.brussels	Mixed–use project comprising workshops, social housing and student accommodation	1070
09.11.15	Competition	
	Crepain Binst / ORG	
	BAEB / A2M / A.D.E.	

Porte de Ninove – real-estate development		
Besix	Mixed–use development comprising housing, shops and amenities	1080
20.11.15	Quality Chamber	
	Conix RDBM	

Goujons		
Citydev.brussels	Project for subsidized housing and a medical centre	1070



20.11.15	Quality Chamber	
18.04.18	Competition	
	BAEB	
	A.D.E. / LD, Assar, Altiplan, A2M	

Euroscoop		
Argos	Cinema, hotels, restaurants and shops	1070
27.11.15	Quality Chamber	

Pocket parks L50		
City of Brussels	Development of four pocket parks along the L50 railway line	1120
03.12.15	Competition	
	BLOC / Pauline Cabrit / Pauline Varloteaux / Margaux Vigne / vvv	
	Carton123 / Starzak Strebicki / Arne Deruyter / Public, Karbon' / 100Landschaftarchitektur	

Tour & Taxis – Zone M		
Extensa	Housing project	1000



11.12.15	Competition	
04.03.16	Quality Chamber	
05.04.19	Quality Chamber	
21.11.19	Design Review BMA	
07.12.20	Design Review BMA	
	AWG / Sergison Bates / noA	
	Baukunst / Diener & Diener / Rapp+Rapp, Caruso Saint John / De Smet Vermeulen / FVWW, Tony Fretton / POLO / Hub, Stéphane Beel / uapS / NFA	

Landscape study Josaphat		
SAU–MSI	Green spaces and public areas on the future Josaphat site	1030
21.12.15	Competition	
	Bureau Bas Smets	
	SNCDA / Coloco, Taktyk / Alive / Coenraets	

PAD Herrmann–Debroux		
Perspective.brussels	Study to upgrade the entry point to the city and four strategic sites along the E411	1160
01.01.16	Research by Design	
23.02.17	Competition	
	ORG	
	François Leclercq, KCAP, Buur, 51N4E	

Top Noordrand		
Perspective.brussels	Definition of the programmatic and economic development of the Boulevard Leopold III area between Josaphat and the airport	1140 / 1930

01.01.16	Research by Design	
Van Volxem		
BMA	Is the density of the Avenue Van Volxem development acceptable?	1060
01.01.16	Research by Design	

Urbanities		
Cubics / BW Promo	Construction of three residential buildings on a podium of productive activities	1070
01.01.16	Research by Design	
22.02.18	Competition	
11.12.19	Design Review BMA	
	Buro II & Archi+I / Plusoffice / MSA	
	Urban Platform / ORG, ELD / FP / Multiple, BOB361 / LAN, Périphériques Marin–Trottin / Brut / Suède36	

CRU 5 Heyvaert Poincaré – programme		
Canal Team	Definition of an urban planning programme for Urban Renovation Contract (CRU) 5	1070 / 1080
01.01.16	Research by Design	

PPAS Biestebroek		
Canal Team	Definition of an urban vision for the redevelopment (PPAS) of the Biestebroek area in Anderlecht	1070

01.01.16	Research by Design	
Academie Beeldende Kunsten Anderlecht		
GO!	How can this complex block be redeveloped with the aim of integrating the Academy of the Arts?	1070
01.01.16	Research by Design	

Bicycle and pedestrian bridges

Infrabel	Two footbridges for active modes of transport over the L50 railway line at Berchem–Sainte–Agathe and Ganshoren	1082
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01.01.16	Research by Design	
27.04.17	Competition	
	IPV Delft / Artgineering	
	Ney & Partners / MSA	

Delficom

Delficom	Housing, hotels and shops	1040
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15.01.16	Quality Chamber	
	Jaspers–Eyers	

Dames Blanches

SLRB–BGHM	Development of a master plan for the realization of a 21st-century garden city	1150
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27.01.16	Competition	
	MSA / Bureau Bas Smets / GRAU	
	JNC / R2D2, B612, Buur / Brat	

City Dox – Master plan

Canal Team	Definition of the density, urban form and mixed–use typology of the subdivision permit	1070
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29.01.16	Research by Design	
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Hospital Froissart

Chirec	Clinic and health centre	1040
19.02.16	Quality Chamber	
	Jaspers–Eyers	

KBC

Canal Team	Definition of the density and building volumes in the event of demolition and reconstruction	1080
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23.02.16	Research by Design	
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20.01.17	Quality Chamber	
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Intergenerational centre

Municipality of Etterbeek	Construction of an intergenerational hub comprising housing and infrastructure for associations and the neighbourhood	1040
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24.02.16	Competition	
	URA	
	ARJM, FP, LOW, LPPA / Label / Pigeon Ochej	

Argos

Canal Team	How to make the cinema more urban?	1070
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09.03.16	Research by Design	
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Vivaqua Birmingham

Canal Team	Is it possible to be more compact in terms of siting and to exploit the mixed–use potential of the urban enterprise zone (ZEMU)?	1070
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14.03.16	Research by Design	
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Quatuor

Befimmo	Construction of an office block	1000
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18.03.16	Quality Chamber	
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Quai de l'Industrie 69–73

Bernaerts	Housing, restructuring of former industrial buildings	1080
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18.03.16	Quality Chamber	
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29.09.17	Research by Design	
	Handrieu Frédéric	

Leonidas

Citydev.brussels	Housing, economic activities, shops, amenities	1070
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18.03.16	Quality Chamber	
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Brasserie de la Senne

Brasserie de la Senne	Siting of the Brasserie de la Senne on the TACT site	1000
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22.03.16	Competition	
	Générale	
	Ono, AgwA / Collectief Noord, Stoem / Subway	

Mobility Abbaye

Municipality of Forest	Revitalization of the public space around Forest Abbey	1190
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24.03.16	Competition	
	Artgineering / Goudappel Coffeng	
	Brat / Buur, MSA / Aries / CityTools	

Leonidas

Canal Team	Definition of the density and building volumes in the event of demolition and reconstruction	1070
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01.04.16	Research by Design	
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Quai de l'Industrie 153

SF&Partners	Housing project	1080
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15.04.16	Quality Chamber	
	SG ³	

Autosafi

Canal Team	Is it possible to develop a housing project while preserving the industrial heritage?	1080
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19.04.16	Research by Design	
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EKLA

Citydev.brussels	Construction of subsidized housing and a kindergarten	1080
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20.04.16	Competition	
	Buro II & Archi+I	
	CERAU, BAEB, A.D.E. / A2M, Atlante	

Learning and Innovation Centre

Beliris	Construction of the ULB and VUB Learning and Innovation Centre on the Plaine campus	1050
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25.04.16	Competition	
	A229 / evr	
	XDGA, OYO, Robbrecht en Daem / B612	

Atelier Mahillon

Canal Team	Is it possible to develop a housing project while preserving the industrial heritage?	1070
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26.04.16	Research by Design	
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Site Birmingham

Canal Team	Definition of an urban project for the Birmingham block: Is it possible to repair the social fabric of this mega block?	1070
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28.04.16	Research by Design	
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Van Volxem

JCX	Mixed–use project comprising housing and shops	1190
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29.04.16	Quality Chamber	
	MSA	

Dockside

Urbicoon	Mixed–use building comprising housing, co–working spaces and shops	1080
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03.05.16	Research by Design	
24.06.16	Quality Chamber	
13.06.17	Competition	
16.02.21	Design Review BMA	

	V+ / Trans / MSA	
	AWG, Brut / B–architecten, KCAP / DDS, Lippens & Lateur / Arte	

Lidl Biestebroek

Lidl	Construction of a retail space with housing	1070
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04.05.16	Research by Design	
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20.08.20	Design Review BMA	
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	Montois Partners	
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El Hikma school

El Hikma	School building	1190
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06.05.16	Quality Chamber	
	Fast Forward	

Kaaitheater – programme study

Government of Flanders	Planning study for the expansion of the Kaaitheater	1000
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11.05.16	Competition	
	51N4E	
	HUB / Origin, Ouest / Bruther	

Tracé de l'eau

Municipality of Forest	Revitalization of public spaces by integrating water management into public space and roadway developments	1190
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12.05.16	Competition	
	Taktyk / Infra	
	Pigeon Ochej / Paul Lens / Gesplan, Studio 015 / Aquadvice / Ecorem, 1010au / D+A, JCX	

Ropsy Chaudron

Canal Team	Definition of the density and building volumes in the event of demolition and reconstruction	1070
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13.05.16	Research by Design	
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Tour & Taxis – Zone M phase 1

Extensa	Housing project	1000
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20.05.16	Quality Chamber	
	AWG / Sergison Bates / noA	

Theodoortje school

VUB	Primary school, kindergarten, scout house, children's centre and family support centre	1090
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20.05.16	Competition	
	Cuypers & Q	
	AHH / NOAHH / Enofstudio / Draftwerk, Omgeving / Zampone, Morgen	

IMAL

IMAL	Development of an arts, science, technology and innovation/inclusion centre in an industrial building	1080
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24.05.16	Competition	
	Central / NP2F	
	V+ / Common Room, O2 / Lassa, ORG / Matter Design, As Found	

Solidariteit van het Gezin

Canal Team	Definition of an urban form that will pave the way for the high–quality conversion of the block	1070
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25.05.16	Research by Design	
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L28 – feasibility study

City of Brussels	Redevelopment of a section of line 28 into green routes and cycle paths	1000
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25.05.16	Competition	
	Baukunst / Landinzicht	
	Omgeving, l'escaut / CUP	

Quality of school infrastructure

ADT/ATO	Study on the quality of school infrastructure in conventional primary education	/
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31.05.16	Competition	
	Ipé / Marina Berbel / Maria Isabel Touceda	
	Urban Platform, a practice.	

Copernicus

Alides	Demolition and reconstruction project in the European Quarter	1000
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03.06.16	Quality Chamber	
	LD2	

Meylemeersch

Choux de Bruxelles	Urban agriculture project	1070
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03.06.16	Quality Chamber	
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Heyvaert – Zenne

Canal Team	How to structure an urban project, and all the property developments involved, around the course of the river Senne?	1070 / 1080
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03.06.16	Research by Design	
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Quai de Mariemont

Canal Team	Definition of the density and building volumes in the event of demolition and reconstruction	1080
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08.06.16	Research by Design	
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Park Porte de Ninove

Brussels Mobility	Design study with participation coordination for an evolving park	1080
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12.06.16	Competition	
	Suède36 / Base	
	Lola / Artgineering, Periferia / Fris in het landschap, PTA / Marc Florin	

SLRB / Ex-Argos

Canal Team	Definition of the density and building volumes for this project at the entry point to the city and in line with the Special Land Use Plans (PPAS) project	1070
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13.06.16	Research by Design	
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Infrabel Academy		
Infrabel	Construction of a new campus for Infrabel's Learning & Development Centre	1080
		
13.06.16	Competition Kempe Thill / Caneva–s BOB361, Baukunst / Bruther	
Three public spaces Chasse–Gray		
Municipality of Etterbeek	Redevelopment of three public spaces to create more opportunities for people to meet and interact	1040
15.06.16	Competition grue. MSA, ADN / BLOC	
Rempart des Moines		
Le Logement Bruxellois	Group of social housing units, middle–income housing, childcare facilities, community premises and sports hall	1000
15.06.16	Research by Design	
02.07.19	Competition	
31.08.21	Design Review BMA MDW / LAN Bogdan & Van Broeck / Sergison Bates / ELD, Atelier du Pont / Baneton–Garrino / Vers.a, 51N4E / Architectes associés / Duplex, Stéphane Beel / Béal & Blanckaert / LLPA	
Lion ramp		
BMA	How can different modes coexist successfully in a given section?	1070
27.06.16	Research by Design	
Zinneke		
Zinneke	Refurbishment of all the Zinneke buildings, with opportunities for the 'reincarnation design' of reused materials	1000
28.06.16	Competition Ouest AA–AR, As Found, Nele Stragier / Alive, l'escaut	
Starcity		
Citydev.brussels / Louis de Waele	Mixed–use development comprising housing, shops and production workshops	1130
01.07.16	Quality Chamber	
23.03.23	Design Review BMA Lowette & Partners	
Church Sainte–Gertrude		
Church Council	Construction of a new Catholic church	1040
		
07.07.16	Competition Geert De Groote / Kühn Malvezzi Kempe Thill, l'escaut, Atelier Philippe Madec, advvt	
Wetterenaise		
Canal Team	Is it possible to develop a housing project while preserving the industrial heritage?	1080
15.07.16	Research by Design	
Van Maerlant II		
OIB European Commission	Demolition and reconstruction of an office building	1000
15.07.16	Quality Chamber Art48 / Kardham	

Berlaymont Welcome Centre		
OIB European Commission	Berlaymont entrance pavilion	1000
19.08.16	Quality Chamber Roose + Partners	
State Archives		
Canal Team	How can the industrial buildings of the State Archives be converted?	1070
09.09.16	Research by Design	
Klein Eiland Citygate II		
SLRB–BGHM / Citydev. brussels	Mixed–use project comprising social and subsidized housing, schools and economic activities	1070
		
16.09.16	Quality Chamber	
20.09.17	Research by Design	
14.02.19	Competition	
18.10.21	Design Review BMA noA / Sergison Bates / Korteknie Stuhlmacher / Aurélie Hachez ORG / LIN / Compagnie–O, Multiple / Pool / Duplex / Ambiorix, Bogdan & Van Broeck / Robbrecht en Daem / WIT / Officeu / Vers.a / Midi, XDGA / Bruther / Baukunst	

TACT – dealerships		
Canal Team	How could the various dealerships be located in the TACT area? And what would the impact be on the allotment and open space?	1000
22.09.16	Research by Design	

Porte de Ninove – social housing		
Canal Team	Is the SLRB feasibility study part of the large–scale vision for the Heyvaert district? And how to reconcile these different ambitions?	1080
30.09.16	Research by Design	
Vervloet		
SLRB–BGHM	Construction of social and middle–income flats	1190



01.10.16	Competition	
12.07.22	Design Review BMA Matador / Baukunst JDS, Urban Platform, Van Belle & Medina, B612	

Oxfam		
Canal Team	Definition of the possible density and siting on the Oxfam site in order to qualitatively activate the new connection created by the Vivaqua footbridge	1070
19.10.16	Research by Design	
Van Marcke / Defrancq		
Canal Team	Definition of the optimal spatial organization of mobility flows and built masses on the plot	1000
25.10.16	Research by Design	
Newton		
Citydev.brussels	Development of a new enterprise park	1070
08.11.16	Competition Arbre d'or A.D.E.	

Recypark Demets		
Bruxelles Propreté	Construction of a container park	1070
09.11.16	Competition 51N4E / Rotor AAC / Reservoir A, Bovenbouw, PTA, V+ / Landinzicht	
Toison d'Or		
Brussels Mobility	Redevelopment of public spaces on Avenue de la Toison d'Or and Boulevard de Waterloo	1000
10.11.16	Competition Arcadis / Bruno Fortier / POLO MDW / VK architects+engineers / Bureau Bas Smets, BAU B / West 8 / Grontmij, JDS / Topotek, Hosper+Rijnboutt	

Mutsaard schools		
City of Brussels	School complex comprising a kindergarten, a primary school, a secondary school and two sports halls	1020
		
17.11.16	Competition LOW Urban Platform, Buro II & Archi+I, Bogdan & Van Broeck	

School Contracts – series 1		
Perspective.brussels	Study and development of action programmes	/
22.11.16	Competition PTA / Jes CityTools, Ipé+	

Parliament footbridge		
Federal Parliament of Belgium	Footbridge over Rue de Louvain, linking the Maison des Parlementaires to the Forum building	1000
22.11.16	Competition	
21.04.17	Quality Chamber OFFICE B–architecten / Mouton, Baukunst / Util / Chevalier Masson, MSA / BE Lemaire, Ney & Partners	

Porte de Ninove – Toy Museum		
Canal Team	Is it possible to locate the Toy Museum within the private development?	1000 / 1070 / 1080
28.11.16	Research by Design	
RoRo		
Canal Team	How can the RoRo project and the uncovered Senne coexist on the same plot of land?	1120
05.12.16	Research by Design	
Interbeton		
Interbeton	Concrete plant transformation project	1000



05.12.16	Competition BC OFFICE / Bureau Bas Smets, URA	
Labo perspective.brussels		
Perspective.brussels	Design of the ground floor of the BBP	1000
06.12.16	Competition Caroline Lambrechts / Rosie van der Schans / Merijn Muller Lhoas & Lhoas, Atelier 4/5, Hylé	

Cailles		
SLRB–BGHM	Is it possible to develop a housing project while maintaining farming activities in the field? How to pool resources?	1170
06.12.16	Research by Design	
Optima		
Municipality of Schaarbeek	Construction of the De Kriek school and extension of École 10 with a sports hall	1030
07.12.16	Competition Java / Geurst & Schulze A2M, Buro II & Archi+I, Trait	
Vergote dock		
Canal Team	Definition of an urban vision for the redevelopment of the banks of the Vergote Basin: How to free up views of the Canal?	1000
13.12.16	Research by Design	
Ferraris		
Government of Flanders	Redevelopment of an office building	1000
16.12.16	Quality Chamber Bogdan & Van Broeck	
Marly		
Bruxelles Propreté	Redevelopment of an industrial site to house part of the cleaning department of Agence Bruxelles–Propreté	1130
19.12.16	Competition TETRA AAO / Piron, A2M / Almadius, OFFICE	
Sports Park Neo		
Neo	Overall study for the redevelopment of the Sports Park on the Heysel Plateau	1000
20.12.16	Competition Omgeving / ZJA / Witteveen+Bos Caneva–s / HYL / MSA, Sweco / Studio Paola Viganò / H&V, Aupa / Christophe Gulizzi	

Chaussée de Mons 95		
Canal Team	Definition of the strategy for converting this industrial site	1070 / 1080
01.01.17	Research by Design	
Industriekaai 49–51		
Canal Team	Can industrial buildings be renovated into social housing in a qualitative manner?	1080
01.01.17	Research by Design	
15.12.17	Quality Chamber K. Photiadis	

Switch		
Infrabel	Construction of a rail traffic control centre and operational building	1060
01.01.17	Research by Design	
24.09.19	Competition	
28.09.21	Design Review BMA	
10.01.23	Design Review BMA ArtBuild CERAU / Abscis / Ellyps, KCAP / DDS+, BEA / Crepain Binst	

Archiducs Nord		
SLRB–BGHM	Construction of middle–income and community housing	1170
01.01.17	Research by Design	
01.03.19	Competition	
07.10.20	Design Review BMA MSA / Urban Platform Matador, Stekke + Fraas / A229, Architectes Associés, Atelier M	

BMA			INVENTORY			BMA			INVENTORY		
Cinoco						BAT Lavoisier					
Cinimmo	Construction of an apartment building	1080				Citydev.brussels	Conversion of offices into housing and construction of housing	1080			
05.01.17	Research by Design										
03.03.17	Quality Chamber					26.04.17	Competition				
15.05.21	Design Review BMA					29.03.21	Design Review BMA				
20.07.21	Research by Design						Trans / WDJA / Java				
	Blaf						Urban Platform / R2D2, B612, Dewil / Achtergael				
PAD Weststation						PAD Loi					
Perspective.brussels	Realization of the Master Development Plan for the Gare de l'Ouest area	1080				Perspective.brussels	Realization of a Master Development Plan for the Loi area	1000			
17.01.17	Competition					02.05.17	Competition				
05.12.18	Research by Design						Aries / Buur / MSA				
	Taktyk / Alive / 51N4E					Palmerston					
	Buur / Delva / CityTools, Bureau Bas Smets / List, ZUS / 1010au, KCAP					OIB European Commission	Major renovation and extension of a kindergarten and multipurpose premises	1000			
PAD Heyvaert						05.05.17	Quality Chamber				
Perspective.brussels	Realization of the Master Development Plan for the Heyvaert district	1070 / 1080					Roose + Partners				
17.01.17	Competition					Magasin 4					
	CityTools / Plusoffice					SAU–MSI / City of Brussels	Construction of a facility comprising a concert hall and acoustic relaxation room	1000			
	51N4E, 1010au, GRAU / MSA										
Karreveld I											
POP	Temporary set–up of a new secondary school in an office building	1080									
17.01.17	Competition										
	AgwA										
	l'escaut, ICI										
Aldi Chaussée de Mons											
Canal Team	How to develop a mixed–use project that is not just commercial?	1070									
18.01.17	Research by Design										
Evenepoel											
SLRB–BGHM	Construction of social housing and a community hall	1030									
											
20.01.17	Quality Chamber										
10.09.20	Competition										
19.10.22	Design Review BMA										
	Matador										
	Kempe Thill / Kaderstudio, Bogdan & Van Broeck, B–architecten, Urban Platform										
E40 Parkway – Master plan											
Perspective.brussels	Master plan for the redevelopment of the E40 at the entry point to the city	1030 / 1140									
20.01.17	Quality Chamber										
21.04.17	Quality Chamber										
Delta											
SAU–MSI	Is it possible to install the Chirec ramp with a 6% gradient along the Ring Road?	1040 / 1050									
01.02.17	Research by Design										
Condor											
SLRB–BGHM	Construction of social and middle–income housing and an intergenerational space	1080									
											
06.02.17	Competition										
	Dierendonckblancke										
	B612, V+ / Central / Bevk Perovic, OFFICE / Eric Lapierre, Baumans–Deffet										

Parc de la Sennette			
Brussels Environment	Development of a linear park in the Heyvaert district	1070 / 1000 / 1080	
			
13.02.17	Research by Design		
26.11.20	Competition		
	OKRA / Brut		
	Taktyk / Alive / Karbon', a practice., La Compagnie du Paysage / Bogdan & Van Broeck		
Heyvaert – social housing			
Canal Team	How can the redevelopment of this plot be incorporated into the Heyvaert urban project?	1070 / 1080	
13.02.17	Research by Design		
Karim Export			
Canal Team	Definition of the programme and economic development planned for this plot of land	1080	
14.02.17	Research by Design		
Entre–Deux–Ponts			
Beliris	Conversion of the site as part of the Neighbourhood Contract (abandoned project)	1050	
15.02.17	Competition		
	51N4E, noA / MSA, Alain Richard, Hebbelink / De Wit, URA		
Dubrucq			
POP	Temporary set–up of a new secondary school in an office building	1080	
			
17.02.17	Competition		
	Vers.a		
	+research, V.O.		
Multi			
Whitewood	Renovation and transformation of the Philips Tower	1000	
17.02.17	Quality Chamber		
	Conix RDBM		
Vyzion Drinks			
Vyzion Drinks	Realization of a beverage wholesaler on the TACT site	1070	
22.02.17	Competition		
	Pl. Rigaux / Horizontal		
	CWArchitects / AAVO, DEV–space, URA		
Pool recypark			
Bruxelles Propreté	Drawing up of a list of candidates for container park construction projects	/	
13.03.17	Competition		
	A229, 51N4E, AAC, TETRA		
Tour & Taxis – Gare de triage			
Canal Team	Which of the different siting options is the best for the neighbourhood?	1000	
13.03.17	Research by Design		
Passage Chaussée de Mons			
Canal Team	Definition of the qualitative density to support the opening of the block towards the Canal	1070	
17.03.17	Research by Design		

Premaman		
Futurn	Redevelopment of the site as a mixed–use project	1130
17.03.17	Quality Chamber	
	UNAA	
Waterloo		
SLRB–BGHM	Project comprising housing and amenities	1050
		
20.03.17	Competition	
	Urban Platform	
	AgwA, Manger Nielsen / Brunnquell & André, Baumans–Deffet, CLN	
Nursery Neerstalle		
Municipality of Forest	Urban planning study and construction of a kindergarten	1190
29.03.17	Competition	
	K2A	
	Roose + Partners / TPF, LOW / Atelier CUP, A.D.E. / Arter, AAC / Dessin et Construction	
Gay		
SLRB–BGHM	Construction of social housing and community amenities	1150
30.03.17	Competition	
	Java / PTA	
	LOW, dmVA, advvt / doorzon	
Brigittines Park		
City of Brussels	Development of the Jonction urban park, including the construction of a production workshop	1000
13.04.17	Competition	
	l'escaut / Toestand	
	LOW / B+B, Karbon', Lola	
Place des Martyrs		
Government of Flanders	Renovation strategy for office buildings	1000
19.04.17	Competition	
	Advisers	
	HUB, POLO, Architectenlab, Sum, OFFICE	
Abdij van Vorst – cultural centre		
Municipality of Forest	Rehabilitation of the Forest Abbey site and its conversion into a cultural centre	1190
19.04.17	Competition	
	a practice. / :mlzd	
	Trans / Team Van Meer / Plusoffice, ONO / Callebaut, Studio Roma / advvt, Kempe Thill / Canvas	
Abattoir – Master plan		
Canal Team	Definition of an urban vision for the redevelopment of this strategic site in Anderlecht	1070
20.04.17	Research by Design	
Bruxsail		
Canal Team	Is it possible to set up the Bruxsail kayak association along the Canal and where?	/
25.04.17	Research by Design	
TACT – Master plan		
Canal Team	Definition of an urban vision for the redevelopment of this strategic site. And how to make coherent decisions on current projects?	1000
25.04.17	Research by Design	

Suez		1000
Suez	Construction of a car park and redevelopment of a logistics site	
		
18.05.17	Research by Design	
05.06.18	Competition	
09.11.20	Design Review BMA	
	Pl. Rigaux / Horizontal	
	BC, Central, Trans	

Parc de la Sennette

Brussels Environment	Development of a linear park in the Heyvaert district	1070 / 1000 / 1080
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13.02.17	Research by Design	
26.11.20	Competition	
	OKRA / Brut	
	Taktyk / Alive / Karbon', a practice., La Compagnie du Paysage / Bogdan & Van Broeck	

Heyvaert – social housing

Canal Team	How can the redevelopment of this plot be incorporated into the Heyvaert urban project?	1070 / 1080
13.02.17	Research by Design	

Karim Export

Canal Team	Definition of the programme and economic development planned for this plot of land	1080
14.02.17	Research by Design	

Entre–Deux–Ponts

Beliris	Conversion of the site as part of the Neighbourhood Contract (abandoned project)	1050
15.02.17	Competition	
	51N4E, noA / MSA, Alain Richard, Hebbelink / De Wit, URA	

Dubrucq

POP	Temporary set–up of a new secondary school in an office building	1080
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17.02.17	Competition	
	Vers.a	
	+research, V.O.	

Multi

Whitewood	Renovation and transformation of the Philips Tower	1000
17.02.17	Quality Chamber	
	Conix RDBM	

Vyzion Drinks

Vyzion Drinks	Realization of a beverage wholesaler on the TACT site	1070
22.02.17	Competition	
	Pl. Rigaux / Horizontal	
	CWArchitects / AAVO, DEV–space, URA	

Pool recypark

Bruxelles Propreté	Drawing up of a list of candidates for container park construction projects	/
13.03.17	Competition	
	A229, 51N4E, AAC, TETRA	

Tour & Taxis – Gare de triage

Canal Team	Which of the different siting options is the best for the neighbourhood?	1000
13.03.17	Research by Design	

Passage Chaussée de Mons

Canal Team	Definition of the qualitative density to support the opening of the block towards the Canal	1070
17.03.17	Research by Design	

Premaman

Futurn	Redevelopment of the site as a mixed–use project	1130
17.03.17	Quality Chamber	
	UNAA	

Waterloo

SLRB–BGHM	Project comprising housing and amenities	1050
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20.03.17	Competition	
	Urban Platform	
	AgwA, Manger Nielsen / Brunnquell & André, Baumans–Deffet, CLN	

Nursery Neerstalle

Municipality of Forest	Urban planning study and construction of a kindergarten	1190
29.03.17	Competition	
	K2A	
	Roose + Partners / TPF, LOW / Atelier CUP, A.D.E. / Arter, AAC / Dessin et Construction	

Gay

SLRB–BGHM	Construction of social housing and community amenities	1150
30.03.17	Competition	
	Java / PTA	
	LOW, dmvA, advvt / doorzon	

Brigittines Park

City of Brussels	Development of the Junction urban park, including the construction of a production workshop	1000
13.04.17	Competition	
	l'escaut / Toestand	
	LOW / B+B, Karbon', Lola	

Place des Martyrs

Government of Flanders	Renovation strategy for office buildings	1000
19.04.17	Competition	
	Advisers	
	HUB, POLO, Architectenlab, Sum, OFFICE	

Abdij van Vorst – cultural centre

Municipality of Forest	Rehabilitation of the Forest Abbey site and its conversion into a cultural centre	1190
19.04.17	Competition	
	a practice. / :mlzd	
	Trans / Team Van Meer / Plusoffice, ONO / Callebaut, Studio Roma / advvt, Kempe Thill / Canvas	

Abattoir – Master plan

Canal Team	Definition of an urban vision for the redevelopment of this strategic site in Anderlecht	1070
20.04.17	Research by Design	

Bruxsail

Canal Team	Is it possible to set up the Bruxsail kayak association along the Canal and where?	/
25.04.17	Research by Design	

TACT – Master plan

Canal Team	Definition of an urban vision for the redevelopment of this strategic site. And how to make coherent decisions on current projects?	1000
25.04.17	Research by Design	

Derichbourg		
Canal Team	Is it possible to rationalize this industrial site and intensify its uses without urban sprawl?	1000
20.05.17	Research by Design	
Leopold III – economic study		
Perspective.brussels / Departement Omgeving	Programmatic and economic study for the Léopold III–A201 perimeter from Josaphat to the airport	1140 / 1930
02.06.17	Competition	
	IBM / Arcadis	
	Idea / Rebel	
Neerstalle		
Urbani	Rental co–housing comprising 45 units	1190
02.06.17	Quality Chamber	
	BOB361	
P+R		
BMA	How are P+Rs treated in terms of quality and multiple use elsewhere in Europe?	/
07.06.17	Research by Design	
Abattoir – car park		
Canal Team	What would be the impact of an above–ground car park for all the cars currently parked in the open air on the site?	1040
07.06.17	Research by Design	
Van Maerlant		
Canal Team	Definition of the qualitative density for this demolition and reconstruction project, and a calculation of the impact of different ceiling heights on the overall building volume	1040
09.06.17	Research by Design	
PAD Défense		
Perspective.brussels	Urban and environmental study and establishment of a PAD (Master Development Plan) and a GRUP (Regional Spatial Implementation Plan) for the La Défense site	1130
13.06.17	Research by Design	
04.05.20	Competition	
	XDGA / Michel Desvigne / E–Biom / Tractebel	
	Antea / 1010au / Aménagement / Güller Güller / Wald, Adept / OYO / Tractebel	
Gare Maritime		
Extensa	Redevelopment of the former Gare Maritime	1000
		
16.06.17	Quality Chamber	
	Neutelings Riedijk	
Médécins Sans Frontières		
Canal Team	Definition of the possible locations and pooling of resources for MSF in a given area	1000
21.06.17	Research by Design	
Manufakture		
Abattoir	Construction of a building with businesses, a car park and (possibly) a swimming pool	1070
04.07.17	Research by Design	
27.06.19	Competition	
20.05.20	Design Review BMA	
	Baukunst	
	ORG / Witteveen+Bos, META / Van Bergen	
	Kolpa, Kaderstudio / Muoto	
Depot Design		
Hoome / Life	Housing and retail complex with preservation of cranes	1080
10.07.17	Research by Design	
06.10.17	Quality Chamber	
	POLO / LOW	

Van Kalken		
Canal Team	Definition of an urban vision for the redevelopment of this strategic site	1070
14.07.17	Research by Design	

PAD Maximilien		
Perspective.brussels	Basic file for the Master Development Plan for the Maximilien site	1000
18.07.17	Competition	
03.12.19	Research by Design	
	1010au / grue.	
	Alm–a / Michel Desvigne, Buur, Studio Paola Viganò / CityTools, Suède36	

Schuman		
Brussels Mobility	Development of rond-point Robert Schuman and its surroundings	1000
		

22.08.17	Competition	
	Cobe / Brut	
	Agence TER / ORG / Arcadis, Sweco / West 8, XDGA / Ney & Partners / Michel Desvigne, Buur	

UCL Hospitacit� 2025		
Cliniques Saint–Luc	Renovation, reconstruction and reorganization of clinics	1200
06.09.17	Competition	
23.03.18	Quality Chamber	
25.03.20	Design Review BMA	
17.07.23	Design Review BMA	
	VK Studio / Michel R�mon	
	BAEV, Assar, Michel Beauvais Associ�s / CPI	

Ferme des Boues		
Canal Team	Is it possible to transform the Ferme des Boues site and extend it for residential purposes?	1000
06.09.17	Research by Design	
28.03.18	Research by Design	

Heyvaert 59–91		
Brouwers	Construction of housing units	1080
08.09.17	Quality Chamber	
	ODM	

Mariemont 57		
Brouwers	Construction of housing units	1080
08.09.17	Quality Chamber	
	B. Fares	

Brussels Beer Project		
Brussels Beer Project	Construction of a new brewery and beer garden	1070
26.09.17	Research by Design	
26.10.18	Competition	
	OFFICE	
	Dhoothe & Meganck, A229, TETRA	

VUB – Master plan		
VUB	Master plan for the VUB campus Etterbeek to improve connections with the city	1050
		
27.09.17	Competition	
	AgwA / Brat / Endeavour	
	Brut / B–architecten / Land, 1010au / Osmos / TML / EMF, MOP / 3E / Traject	

WTC I & II		
Befimmo	Demolition and reconstruction of the WTC I & II towers	1000
02.10.17	Competition	
01.12.17	Quality Chamber	
	51N4E / l'AUC	
	Mateo Arquitectura, ORG, Studio Farris	

Boulevard Industriel		
Canal Team	Does the current width of Boulevard Industriel allow it to be redeveloped as an urban boulevard and accommodate a tramway?	1070
03.10.17	Research by Design	
Kotmet		
Brik / Abattoir	Research by Design into innovative forms of student accommodation on the Abattoir site	1070
16.10.17	Competition	
09.01.18	Research by Design	
04.03.22	Design Review BMA	
	URA / WIT / List	
	BOB361, Raamwerk / Omgeving, Abscis, Hans van der Heijden	

K–Druum		
Brik / Druum	Research by Design into innovative forms of student accommodation on the Abattoir site	1000
16.10.17	Competition	
27.10.17	Quality Chamber	
	Ouest / Czvek Rigby, V+ / AHA, OFFICE	
	List, B–ild, Central, Bruno Callaert, Common Room	

Travie		
Canal Team	How can the Travie logistics zone be reorganized to create a public green zone?	1070
17.10.17	Research by Design	

Moensberg		
SAU–MSI	Definition of the density and type of housing for the redevelopment of this site along the railway	1180
20.10.17	Research by Design	
Saint–Michel school		
Kairos	Transformation of former warehouses into schools	1080
27.10.17	Quality Chamber	
	Sum	

Frame		
SAU–MSI	Construction of the Media Centre / Frame	1030
31.10.17	Competition	
06.07.18	Quality Chamber	
	Baukunst / Bruther	
	Neutelings Riedijk, XDGA, OFFICE, 51N4E / doorzon	

Gallait school		
Vlaamse Gemeenschaps-commissie	Development of a school building with kindergarden and youth centre, and a private residential programme	1030
06.11.17	Competition	
	POLO	
	OSK–AR / a2o, Pro / ar–te	

Lloyd George		
Lloyd George	Housing project	1000
17.11.17	Quality Chamber	
	Lhoas & Lhoas	

CERIA		
Commission communautaire fran�aise	Construction of a school complex with sports hall	1070



19.11.17	Competition	
28.09.18	Quality Chamber	
	V+ / MSA / 51N4E	
	MDW / A229, PTA / Java, Trait, Altiplan / ZigZag	

Housing Biestebroek		
Municipality of Anderlecht	Urban redevelopment of a corner plot into an apartment building	1070
21.11.17	Competition	
	Vers.a	
	MSA, B. Macken, dmvA, Carton 123	

Delta Tower		
Unibra / Thomas & Piron	Urban planning study and transformation of an office into housing	1160
		

24.11.17	Competition	
	Sou Fujimoto / AWAA	
	LAN / BOB361, Pierre Blondel / V+, Schmidt Hammer Lassen / A229, BAEB	

Modular housing Dries		
SLRB–BGHM	Equipped modular pavilions in prefabricated timber for social housing	1170
30.11.17	Competition	
	JAA / A229 / JZH / BCHD / In Advance / TS–Construct	
	Meunier–Westrade, Skilpod	

Landscape quality plan Canal		
Perspective.brussels	Design of a landscape quality plan (BKP) for the entire Canal zone	1000 / 1070 / 1080



05.12.17	Competition	
	Bureau Bas Smets / ORG	
	Proap / Multiple, Base / Su�de36, Osty / Baumans–Deffet, Obras / grue.	

Foot and bicycle bridges Canal

Brussels Mobility	Design and construction of three pedestrian–bicycle bridges and redevelopment of the adjoining public space	1000 / 1080
06.12.17	Competition	
	Gijs Van Vaerenbergh / Util	
	Dietmar Feichting / Buur, Witteveen+Bos, MSA / Ney & Partners, Suède36 / Base / Greisch, Omgeving / ZJA / Arcadis	

Lommat

Canal Team	Is it possible to rationalize this industrial site and intensify its uses without urban sprawl?	1000
07.12.17	Research by Design	

Modular housing Cité Modèle

SLRB–BGHM	Equipped modular pavilions in prefabricated timber for social housing	1020
10.01.18	Competition	
	Baneton–Garrino	
	JAA / A229, Meunier–Westrade, Skilpod	

Modular housing Peterbos

SLRB–BGHM	Equipped modular pavilions in prefabricated timber for social housing	1070
12.01.18	Competition	
	JAA / A229	
	Meunier–Westrade, Skilpod, Baneton–Garrino	

CQD Stephenson – programme

Municipality of Schaerbeek / Renovas	Preparation of the basic file for the Neighbourhood Contract	1030
16.01.18	Competition	
	PTA / Jes	
	CityTools, Nele Stragier / CITY3 / LM, DEV–space / BLOC	

NovaCity I

Citydev.brussels	Development of a mixed–use project comprising housing and economy	1070
24.01.18	Competition	
	DDS+ / Bogdan & Van Broeck	
	BAEB, Buro II & Archi+I, Altiplan, A2M	

Sports Tower

SAU–MSI	Sports infrastructure as part of Urban Renovation Contract (CRU) I	1000
25.01.18	Research by Design	
12.03.20	Research by Design	
18.11.21	Competition	
11.12.23	Design Review BMA	
	BEL / CRIT. / Yves Weinand	
	B–architecten, Dierendonckblancke / Robbrecht en Daem, Label / Muoto, URA / Reiulf Ramstad Arkitekter	

Nicolas Doyen 64

Canal Team	What density is suitable for this undeveloped plot between existing buildings?	1080
31.01.18	Research by Design	

Tour & Taxis school

Canal Team	Is it possible to build a school in zone X2 of the Tour & Taxis site?	1000
01.02.18	Research by Design	

RAC

Immobel / Skyline	Mixed–use project comprising offices and housing	1000
08.02.18	Quality Chamber	
	Max Dudler / Jaspers–Eyers / Bureau Bas Smets	

Demets 26–28

Canal Team	Definition of the typology to be developed on this private site in line with the development principles of the block	1070
23.02.18	Research by Design	

Birmingham 222

Canal Team	Definition of the density for the redevelopment of this private site	1070
26.02.18	Research by Design	

Boeren Brussels Paysans

Brussels Environment	Renovation of two buildings and landscaping of their surroundings	1070
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28.02.18	Competition	
	51N4E	
	Bast, AHA, l'escaut, Back / BC	

Birmingham – Master plan

Canal Team	Definition of the development principles for this strategic site	1070
02.03.18	Research by Design	

CityGate I Marchandises

Citydev.brussels	Development of subsidized and free housing, kindergartens, multi–purpose areas and businesses	1070
07.03.18	Competition	
	ORG / Urban Platform	

Waelhem – Master plan

Municipality of Schaerbeek	Master plan and definition study for a municipal facility as part of the Metro Nord project	1030
07.03.18	Research by Design	
10.11.21	Competition	
	MSA / Alphaville	
	Veld, DEV–space, Buur, Hylé	

Kevlinx

Canal Team	What is the urban impact of the realization of a data centre in the north of the region?	1000
09.03.18	Research by Design	

SNCB–NMBS – headquarters

Immobel / Besix / BPI	Construction of the new SNCB head office	1060
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10.03.18	Research by Design	
19.10.20	Design Review BMA	
	OMA / Jaspers–Eyers	

KANAL

KANAL Foundation / SAU–MSI	Development of a cultural hub in the former Citroën Yser garage	1000
11.03.18	Competition	
17.12.19	Design Review BMA	
	noA / Sergison Bates / EM2N	
	OMA / WDJJA, Diller & Scofidio + Renfro / JDS, Lhoas & Lhoas / Ortner & Ortner, OFFICE / Christ & Gantenbein, advvt / AgwA / 6A, 51N4E / Caruso St–John	

CCN

AXA	Office programme for the Vlaamse Overheid	1030
14.03.18	Research by Design	
18.05.18	Quality Chamber	
	Conix RDBM	

Bru2000

DMI	Housing project	1140
16.03.18	Quality Chamber	
	a2o	

Bronze

Municipality of Anderlecht	Construction of a kindergarten and renovation of the Maison des Artistes	1070
28.03.18	Competition	
	Agmen / Carton123	
	AgwA, Burobill, Plusoffice, Vers.a / Radar	

Heart of Forest

Municipality of Forest	Redevelopment of the heart of Forest	1190
29.03.18	Competition	
	a practice. / Pierre Vanderstraeten / ARA	
	Robbrecht en Daem, Multiple, Base / Transitec, Taktyk	

Homborchveld

SLRB–BGHM	Housing project and landscaping	1180
30.03.18	Competition	
29.06.20	Design Review BMA	
	51N4E	
	Baukunst / Bruther, LPPA / Dierendonckblancke, Van Belle & Medina, Urban Platform	

Anspach

SAU–MSI	Conditional sale of the former Actiris office building	1000
17.04.18	Competition	
07.10.19	Design Review BMA	
	Coussée Goris / Vervoordt / VDD	
	Bogdan & Van Broeck / Kolmont, noA / Revive	

Metro Bordet

BMA	How should housing be laid out above the new Bordet metro station?	1130
18.04.18	Research by Design	

Palace Hotel

Pandox	Extension of the Hôtel Palace to Place Rogier	1210
19.04.18	Competition	
	Onsitestudio / Piovenefabi	
	Kempe Thill, Tony Fretton, Neutelings Riedijk, architectesassoc+	

Barracks

Perspective.brussels	Definition of the development principles for this strategic site	1050
26.04.18	Research by Design	

Conservatoire Royal

Beliris	Renovation and extension of the buildings of the Brussels Royal Conservatoire of Music	1000
26.04.18	Competition	
16.11.22	Design Review BMA	
	Origin / A2RC / FVWW	
	Cruz y Ortiz / MA², Sum / XDGA / Barbara Van Der Wee	

GO! Dapperheidsplein

GO!	Definition of a viable programme for this historic site	1070
01.05.18	Research by Design	
01.05.18	Research by Design	
01.05.18	Research by Design	
SLRB–BGHM	Housing project	1150
09.05.18	Competition	
	Java	
	Délices, AAC, Karbon', Baneton–Garrino	

Masui 116

Canal Team	How to organize the development of this plot of land and ensure its relationship with the Parc de la Senne?	1000
16.05.18	Research by Design	

Brico Chaussée de Charleroi

Koramic	Housing and retail project	1060
18.05.18	Quality Chamber	
	Sum	

Babymedia

RTBF	Construction of a kindergarten	1030
23.05.18	Competition	
05.10.18	Quality Chamber	
	Pierre Blondel	
	Atlante, De Visscher & Vincentelli / Manger Nielsen, KIS Studio / Bogdan & Van Broeck, AgwA	

Northern Quarter – vision

BMA	What could be the development principles for the Northern Quarter and how to ensure coherence between the projects already underway?	1000
24.05.18	Research by Design	

Industrie 55–57

Canal Team	Definition of the density for the redevelopment of this private site	1080
28.05.18	Research by Design	

CLTB Anvers

CLTB	Construction of collective housing and a park warden's office	1000
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30.05.18	Research by Design	
25.05.20	Competition	
	Pierre Blondel	
	V+ / common room / ifau, Java, POLO, Vers.a	

ZIR 4 – Flower

BMA	What principles should govern the redevelopment of this private site?	1000
31.05.18	Research by Design	

PSR

Canal Team	How can the former Eternit industrial site be redeveloped as an SME site?	1000
31.05.18	Research by Design	

Campine

SLRB–BGHM	Construction of social housing and offices for Logement Molenbeekois	1080
04.06.18	Competition	
	P&P / Van Eetvelde	
	l'escaut / Java, B–architecten, Baneton–Garrino, WIT	

Ribaucourt 181–183

Kilt	Project for housing and multi–purpose spaces	1080
08.06.18	Quality Chamber	
	Kilt	

Usquare – ABC

ULB / VUB	Renovation and transformation into university and public amenities	1050
11.06.18	Competition	
	evr / BC / Callebaut	
	Générale, AgwA / Muck Petzet, Origin / noA, B–architecten / Brut	

Capital One

Capital Construct	Housing and retail project	1000
15.06.18	Quality Chamber	
	LHL + DH	

CLTB Transvaal		
CLTB	Construction of housing and community amenities	1070
19.06.18	Research by Design	
07.06.19	Competition	
	PTA	
	LOW, Czvek Rigby, AA–AR, Vers.a	
Val Maria		
SLRB–BGHM	Construction of social housing	1120



21.06.18	Competition	
11.09.20	Design Review BMA	
	LOW	
	Pierre Blondel, MA+P, Karbon', V+ / Hbaat	

Montagne–Aux–Anges

SLRB–BGHM	Community housing project for the elderly and amenities	1080
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21.06.18	Competition	
	Dierendonckblancke	
	AgwA, CLN, De Smet Vermeulen, Karbon'	

Horta

Municipality of Saint–Gilles	Construction of a residential building incorporating the metro entrance	1060
26.06.18	Competition	
	MSA	
	PTA, Vers.a, V.O. / Atlante, CLN	

Travco

Canal Team	How can a private project contribute to urban quality?	1070
27.06.18	Research by Design	

Public spaces Pogge

Municipality of Schaerbeek / RenovaS	Development of public spaces within the perimeter of the Neighbourhood Contract	1030
29.06.18	Competition	
	Karbon' / Atelier 4D / Stratec	
	PTA / Arcadis, Suède36 / Tractebel, MSA / Sweco	

Bracops

Hospitals Iris	Reconstruction and transformation of the Bracops hospital site	1070
03.07.18	Competition	
05.10.20	Design Review BMA	
	Archipelago / BAEV	
	BEA, AgwA / Buro II & Archi+I, VK architects+engineers / evr, Samyn & Partners	

Beursschouwburg – feasibility study

Beursschouwburg	Feasibility study on the various possible development scenarios to maximize the potential of the Beursschouwburg	1000
04.07.18	Competition	
	De Smet Vermeulen	
	List / Piovenefabi, Marion Crane Studio, Czvek Rigby / Alex Brown, SNCDA	

Mail Centre Delta

Bpost	Construction of a new Mail Centre	1160
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04.07.18	Competition	
	URA / Tractebel	
	Caneva–s / Greisch, META / Réservoir A, MDW	

Lebeau

Lebeau Development	Redevelopment of the former Régie des Télégraphes et des Téléphones complex	1000
05.07.18	Competition	
10.12.21	Design Review BMA	
29.04.23	Design Review BMA	
	Maccreanor Lavington / Korteknie Stuhlmacher	
	Caruso St John, 3XN, Neutelings Riedijk	

Milcamps

Urbani	Co–housing project	1030
06.07.18	Quality Chamber	
	Générale	

PAD South Station

Canal Team	Definition of the principles that should guide the redevelopment of this strategic neighbourhood	1080
12.07.18	Research by Design	
Delta Zennewater / France Bara / Triangle		
SNCB–NMBS	Definition of the most suitable density for this development	1060 / 1070
12.07.18	Research by Design	

Haecht 366

Municipality of Schaerbeek / RenovaS	Demolition and reconstruction of housing and local amenities	1030
31.08.18	Competition	
	V.O.	
	ADN / Fabrique d'Espaces, metamorphOse, Specimen, Puls	

Karreveld II school

POP	Transformation of an office building into a school and construction of a sports hall and canteen	1080
05.09.18	Competition	
	AgwA	
	vvv / Local, Baneton–Garrino, Bogdan & Van Broeck	

Elite Scarabaeus – programme study

Municipality of Schaerbeek / RenovaS	Programming study for the transformation of a former cinema and theatre into sociocultural amenities	1030
11.09.18	Competition	
	ICI	
	AgwA, Ouest, +research, PTA	

Brussels Royal Yacht Club

BMA	How can a cycle path be realized taking into account the implantation of functions on the BRYC site ?	1000
17.09.18	Research by Design	

Fonsny

BMA	What is the urban impact of an 80,000 m² development along Avenue Fonsny?	1060
03.10.18	Research by Design	
Tour & Taxis – Zone A		
Extensa	Office project for the Vlaamse Overheid	1000
05.10.18	Quality Chamber	
	Neutelings Riedijk / Conix RDBM	

Belliard 5–7

Immobel	Demolition and reconstruction of an office building	1000
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05.10.18	Quality Chamber	
	OFFICE	

Peterbos 9

Beliris	Renovation of a social housing building	1070
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12.10.18	Quality Chamber	
	Lacaton & Vassal / 51N4E	
	Urban Platform, A33 / Délices, A2M	

Saint–Gilles promenade

Municipality of Saint–Gilles	Development of a connection for soft mobility between various public spaces	1060
19.10.18	Competition	
	grue. / Lacoua / Audibert	
	1010au / Holger Schröder / Les Éclairagistes Associés, vvv / BLOC, Marion Crane Studio, Omgeving	

Escaut 46–48

Candor	Housing project	1080
26.10.18	Quality Chamber	
	Atelier des Architectes Associés	

RITCS Kaai

Erasmushogeschool Brussel	Construction of a theatre, film studio and amenities on the Kaai campus	1070
06.11.18	Competition	
18.02.21	Design Review BMA	
	V+ / Trans	
	XDGA, Dierendonckblancke, HUB	

Luttre

SLRB–BGHM	Tranformation of the building into accommodation and offices for Foyer du Sud	1070
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20.11.18	Competition	
02.06.20	Design Review BMA	
	Matador / CLN	
	A229 / Stekke + Fraas, Van Belle & Medina, LOW, BOB361	

Public spaces Magritte

Municipality of Jette	Mobility study and redevelopment of public spaces on Rue Jules Lahaye, Rue Esseghem and the forecourt of Foyer Jettois	1090
22.11.18	Competition	
	Suède36 / Tractebel	
	PTA / Arcadis, Skope / 21Solutions / Tridée, SNCDA / Espaces–Mobilités, vvv / BLOC	

Rosas

Rosas / P.A.R.T.S.	Extension including dance and music studios, office space and logistics platforms	1190
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22.11.18	Research by Design	
09.09.19	Competition	
17.12.20	Design Review BMA	
	Ouest / Vers.a	
	Arne Deruyter / Raamwerk, Baukunst / Philippe Vander Maren, Coussée & Goris, De Smet Vermeulen	

Mobilis

D'leteren	Construction of a multi–brand showroom, repair workshop and car park	1070
27.11.18	Research by Design	
27.03.19	Competition	
09.12.19	Design Review BMA	
	XDGA	
	MVRDV / VWMA / Omgeving, OYO / Studioninedots / Arter, Muoto / BC, TETRA / Terwecoren Verdickt	

Jubilee Bridge

Brussels Environment	Design and construction of a definitive access to the Tour & Taxis park from the Jubilee Bridge	1080
28.11.18	Competition	
	JDMA / Steven Bosmans / Landinzicht / Util	
	Marion Crane Studio, Nele Stragier / Laura Muyldermans / H110, Mamout / Zeppelin / JZH	

Dalle Chaussée d'Anvers

City of Brussels	Urban and financial feasibility study on esplanade of the Chaussée d'Anvers site	1000
04.12.18	Competition	
	Central	
	PTA / Rebel, l'AUC, Miss Miyagi / Midi	

Hôtel des Monnaies

Citydev.brussels	Construction of housing, a kindergarten and upgrading of the interior of the building block	1060
11.12.18	Competition	
	Urban Platform	
	Atlante, Orts & Balleriaux, BAEB	

Schaerbeek Formation

BMA	How can the envisioned patchwork landscape in the BKP be implemented in the development of this site?	1030
13.12.18	Research by Design	

Urban block De Brouckère

BPI / Immobel	Mixed–use development comprising housing, offices, shops and a hotel	1000
14.12.18	Quality Chamber	
	A2RC	

Belliard–Trèves

European Committee of the Regions	Transformation of two office buildings	1000
14.12.18	Quality Chamber	
	Buro II & Archi+I	

The Precedent

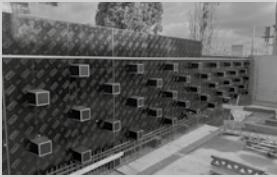
UIR Le président	Renovation and extension of an office building	1000
14.12.18	Quality Chamber	
15.01.20	Design Review BMA	
	Orens–Van Grimbergen	

HELB Mediapark		
Haute École Libre de Bruxelles	Building for the media department of the Haute École Libre de Bruxelles	1030
20.12.18	Competition	
22.04.21	Design Review BMA	
	B–architecten	
	Générale, MDW / V+, Trait, Label / Muoto	
Dyle 2–6		
BMA	Definition of the density to be applied for the redevelopment of this private site	1000
01.01.19	Research by Design	
Transit		
SAU–MSI	Design and construction of an integrated centre for drug users	1000
02.01.19	Research by Design	
14.01.21	Competition	
31.08.23	Design Review BMA	
	BC / Bogdan & Van Broeck	
	ajdviv / AgwA, Havana, URA, XDGA	
Saintelette		
Brussels Mobility	Redevelopment of the public space on Square Saintelette	1080
11.01.19	Competition	
	Agence TER / Karbon' / Arcadis	
	Studio Paola Viganò / Multiple / Sweco, Bureau Bas Smets / VKGGroup, Base / Stratec / Greisch, OKRA / Brut	
Belvédère Birmingham		
Brussels Environment	Light and temporary installation on the roof of the STIB building	1080
		
15.01.19	Competition	
	Hylé / SLAP / PFC	
Place des Martyrs		
Government of Flanders	Renovation and extension of office buildings	1000
23.01.19	Quality Chamber	
	LOW	
Printemps Couronne		
Crown Estates	Mixed–use housing project (families and students)	1050
23.01.19	Quality Chamber	
	MDW	
De Merode		
VDD Development	Housing project	1050
23.01.19	Quality Chamber	
	Bogdan & Van Broeck	
De Markten		
Vlaamse Gemeenschaps-commissie	Redevelopment of the reception area at the De Markten community centre	1000
		
25.01.19	Competition	
	Jona Moereels / Bram Denkens	
	Officeu, B–bis, URA	
Brugmann–Churchill		
Richard	Renovation and extension of an apartment building	1180
06.02.19	Quality Chamber	
	Jorge Slautsky	

Ziegler		
BMA	How to incorporate the recommendations from the project meeting?	1000
07.02.19	Research by Design	
Ziegler		
Canal Team	Definition of the programme and density for the redevelopment of the former Ziegler industrial site	1000
07.02.19	Research by Design	
Sergijssel school		
Municipality of Koekelberg	Definition of the distribution for the siting of a new school in Koekelberg	1081
		
08.02.19	Research by Design	
Rabelais school		
Municipality of Ixelles	Mixed–use project comprising a school, sports halls and housing in the former Athénée Rabelais	1050
		
15.02.19	Competition	
08.04.20	Design Review BMA	
	Urban Platform / R2D2	
	Java / Geurst & Schulze, BC / evr / Callebaut, AwgA / Bogdan & Van Broeck, Trait	
Herkoliers school		
Municipality of Koekelberg	Definition of the distribution for the extension of a school in Koekelberg	1081
18.02.19	Research by Design	
Parc de la Rosée		
Canal Team	What is the possible density with a view to Bruxelles Environnement acquiring the plot?	1070
19.02.19	Research by Design	
Marie Janson		
Municipality of Saint–Gilles	Transformation of Place Marie Janson as part of the Neighbourhood Contract	1060
20.02.19	Competition	
	Studio Paola Viganò / vvv	
	OFFICE / Tractebel, grue. / ARA, Bureau Bas Smets, 51N4E / Plant en Houtgoed	
Sport Vlaanderen		
Perspective.brussels	Is it spatially feasible to roll out the programme at these different test sites?	/
21.02.19	Research by Design	
Bronks		
Vlaamse Gemeenschaps-commissie	How to increase the interaction of existing theatre with the public space?	1000
26.02.19	Research by Design	
Chaussée de Mons 409		
SAU–MSI	Feasibility study for the installation of the emergency medical services (SIAMU) on the site	1070
28.02.19	Research by Design	
03.09.20	Competition	
15.11.21	Design Review BMA	
	Bogdan & Van Broeck	
	A229, Dhooge–Meganck, HUB, Label	
Machtens towers		
BMA	What are the urban principles for the redevelopment of this strategic site?	1080
12.03.19	Research by Design	

CIRK		
BMA	What opportunities are there for the CIRK programme on the Gare de l'Ouest site?	1080
27.03.19	Research by Design	
Cité de l'Amitié		
En Bord de Soignes	Master plan for the renovation and conversion of the site	1150
05.04.19	Competition	
	Dessin et Construction	
	Kaderstudio / Latitude, JNC / BOB361, LPPA / Pigeon Ochej / Collectif ipé, Araf	
INSAS		
Fédération Wallonie–Bruxelles	Renovation and extension of an office building to house part of the INSAS	1150
06.05.19	Research by Design	
06.07.22	Design Review BMA	
	AgwA	
Molière		
Fédérale	Housing and retail project	1050
09.05.19	Quality Chamber	
	A.D.E.	
Playgrounds – quality guide		
Perspective.brussels	Elaboration of a quality guide for the redevelopment of playgrounds	
10.05.19	Competition	
	Dear pigs / Omgeving / AAC / 21Solutions / Cuistax	
	Générale / Laura Muyldermans / Maïté Maskens / Centre du Paysage, grue. / Agathe Chiron / Géraldine Marchal / Le Sommer environnement / Anaïs Cuillier	
Erasmus South		
Citydev.brussels / ULB	How can Citydev's desired programmes and ULB's student accommodation be integrated into the urban enterprise zone (ZEMU)?	1070
10.05.19	Research by Design	
BridgeCity		
Citydev.brussels	Construction of housing, amenities and economic activities	1000
23.05.19	Research by Design	
08.01.20	Research by Design	
08.12.23	Competition	
	OYO / Denc / Bogdan & Van Broeck, LOW / Axent / R2D2, Kras / Nest / Altiplan, Lowette & Partners / DDS+, CERAU / A.D.E.	
School Environments – quality guide		
Perspective.brussels	Drawing up of a set of recommendations for the quality of landscaping around schools	
24.05.19	Competition	
	Suède36 / Kind & Samenleving / Mint	
	CityTools / BLOC / CSD, AAC / Buur / Stratec, Terwecoren Verdickt / Thys Vermeulen / ARA	
Deleers – phase 2		
Kairos	Development of the Bassin Biestebroeck site with schools, housing and economic activities	1070
		
13.06.19	Research by Design	
23.11.20	Competition	
08.07.21	Design Review BMA	
25.10.21	Design Review BMA	
	Kaderstudio / Kempe Thill	
	Bogdan & Van Broeck, HUB, Urban Platform	

Deleers – phase 3		
Kairos	Development of the Bassin Biestebroeck site with schools, housing and economic activities	1070
13.06.19	Research by Design	
27.11.20	Competition	
	POLO	
	Robbrecht en Daem, Stéphane Beel	
Jacques Brel school – playground		
Municipality of Jette	Development of the nursery playground at Jacques Brel school	1090
17.06.19	Competition	
	Les Marneurs	
	B–ild, ICI	
Elite Scarabaeus		
Municipality of Schaerbeek / RenovaS	Transformation of a former cinema and theatre into a sociocultural facility	1030
		
28.06.19	Competition	
	Ouest	
	ICI / l'escaut, Mamout / Czvek Rigby, Alain Richard / Daniel Delgoffe, V+	
Public spaces Athénée		
Municipality of Ixelles	Design of several public spaces within the perimeter of the Neighbourhood Contract	1050
01.07.19	Competition	
	Multiple	
	Espaces–Mobilité / BLOC, Suède36, a practice. / Veldwerk, Nord / Alten	
Cityvini		
Citiyvini	Urban winery project on the TACT site	1000
02.07.19	Competition	
	Synopsis / Archicaz / Ariade	
	Elseline Bazin / MAJMA / Delphine Roque, URA, Mamout / Arrhov Frick, BEAU	
Festi		
Festi Rent	Mixed–use project comprising housing and Festi Rent activities	1050
10.07.19	Quality Chamber	
	Eric Willemart	
Trinité		
Church Council	Renovation of the Church of the Holy Trinity and its partial transformation into intergenerational and social shared housing	1050 / 1060
19.08.19	Research by Design	
Fermettes Jérusalem		
Municipality of Schaerbeek / RenovaS	Project for a kindergarten, housing and public green space	1030
		
23.08.19	Competition	
	AgwA	
	Bogdan & Van Broeck, PTA, Puls, V+	

Skatepark Demets		
Bruxelles Propreté	Development of a skatepark and a public space integrated into the Recypark	1070
27.08.19	Competition	
	Les Marneurs / Janne Saario / Rory Milanes / ska8boarders	
	Lagado / Openfabric, Label / Metapolis / Antidote Skateparks, Central / Plant en Houtgoed / Laurent Jordens / Olivier Bertrand / Bram De Cleen, Générale / Constructo	
Tour & Taxis – public spaces		
Extensa	Public space design	1000
12.09.19	Quality Chamber	
	Bureau Bas Smets	
OXFAM – feasibility study		
Oxfam	Feasibility and planning study into the development potential of Oxfam’s head office	1080
13.09.19	Competition	
	B–architecten / Cenergie / Util	
	Hylé / PFC / Kidnap Your Designer, Terwecoren Verdickt, Kaderstudio / Latitude	
Fire brigade headquarters		
SAU–MSI	Construction of a new headquarters for the emergency medical services (SIAMU)	1000
19.09.19	Research by Design	
20.01.20	Research by Design	
14.09.23	Competition	
	Sergison Bates / HUB, Kempe Thill / Assar, Samyn & Partners / Jaspers–Eyers	
Kaaitheater		
Government of Flanders	Transformation and extension of the Kaaitheater	1000
		
20.09.19	Competition	
29.03.21	Design Review BMA	
	Ambiorix	
	Bruther / Ouest, 360 / Bulk, Alan Baxter / Assemble / Czvek Rigby, CRIT. / NU	
La Braise		
Housing Fund	Residential and day centre for adults	1070
04.10.19	Research by Design	
17.10.22	Competition	
	Archiwind / BEL, ETAU, BEAI / DDV, Assar, Urban Platform	
Woluwe Shopping Centre		
Eurocommercial	Extension of the shopping centre with commercial spaces and housing	1200
16.10.19	Design Review BMA	
	Assar / Dunnett Craven	
Pelletier		
Pelletier Development	Housing project	1030
23.10.19	Design Review BMA	
	Urban Platform	
PAD Maximilien		
Perspective.brussels	What alternatives are there for the site and building volumes in order to reduce density and improve urban integration?	1000
31.10.19	Research by Design	

Demets 47		
Gromabel	How can housing and businesses be combined with Vivaqua?	1070
		
12.11.19	Research by Design	
The W		
Neerveld 101–103	Transformation of an office building into housing	1200
12.11.19	Design Review BMA	
	ArtBuild	
Montoyer 10		
Cofinimmo	Demolition and reconstruction of an office building	1000
14.11.19	Design Review BMA	
	LD2	
ULB – building E		
ULB	Construction of an educational building	1050
20.11.19	Design Review BMA	
16.07.20	Design Review BMA	
	Samyn & Partners	
Buchholz park		
Municipality of Ixelles	Renovation of the park within the building block	1050
		
26.11.19	Competition	
	a practice. / Veldwerk	
	Bios, DEV–space / BLOC	
Stadium Georges Petre		
Municipality of Saint–Josse–ten–Noode	Construction of a new sports complex	1140
27.11.19	Design Review BMA	
	CERAU	
Delaunoy 1		
SLRB–BGHM	Construction of social and middle–income housing	1080
28.11.19	Competition	
	Coton Lelion Nottebaert	
	BOB361, De Visscher & Vincentelli / Manger Nielsen, Matador / Studio CAS, B612	
Royale Belge		
Souverain 25	Renovation and transformation with a mixed–use programme	1170
10.12.19	Competition	
27.10.20	Design Review BMA	
08.10.21	Design Review BMA	
	Bovenbouw / Caruso St John / DDS+	
	V+ / Hbaat, AgwA / Bogdan & Van Broeck / Muck Petzet, Dominique Perrault / DDS+, FVWW / Gevelinzicht	
CQD Bizet – programme		
Municipality of Anderlecht	Preparation of the basic file for the Neighbourhood Contract	1070
13.12.19	Competition	
	Lab705	
	1010au / vvv, PTA	

CQD Petite Colline – programme		
Municipality of Schaerbeek / RenovaS	Preparation of the basic file and environmental impact report for the Petite Colline Sustainable Neighbourhood Contract	1030
17.12.19	Competition	
	Lab705 / Idea / Faciyo Aries	
	PTA / Brat, Buur / Osmos, JNC / Createlli / Aries	
CQD Midi – programme		
Municipality of Saint–Gilles	Preparation of the basic file for the Neighbourhood Contract	1060
18.12.19	Competition	
	CityTools / Brat / Marie Lemaître / Esther Le Roy	
	PTA / Brat, Buur / CSD / 21Solutions / Osmos / CAKRI	
Hamoir		
Pauline Simon	Revocation of a subdivision permit	1180
18.12.19	Design Review BMA	
Érasme Plot U		
Eckelmans	Housing project	1070
19.12.19	Design Review BMA	
	A2RC	
Donderberg		
City of Brussels	How to improve the quality of a permit application that has been submitted but lacks support from the public and the city's departments?	1000
07.01.20	Research by Design	
PAD Bordet		
Perspective.brussels	Drawing up of a Master Development Plan (PAD) for the Bordet area	1140
24.01.20	Competition	
	Karbon' / Latitude	
	Buur / Idea, Plusoffice / Taktyk / Alive, Lab705 / ERU / DICILA / TRIDEE	
Ropsy		
Abattoir	Definition of the guidelines for the development of plots along Rospy–Chaudron	1070
		
01.02.20	Research by Design	
UZ Brussel – Landmark		
UZ Brussel	Demolition and reconstruction of a new main entrance, meeting rooms and offices	1090
03.02.20	Design Review BMA	
	VK Studio	
UZ Brussel – Parking Noord		
Apcoa Parking Belgium	Extension of the existing car park	1090
05.02.20	Design Review BMA	
	nlord	
Jardins de Kinsendael		
Jardins de Kinsendael	Housing project in the inner part of the block	1180
05.02.20	Design Review BMA	
	A2RC	
Clinique Sainte Anne		
Rafael	Refurbishment of the Sainte Anne Clinic	1070
05.02.20	Design Review BMA	
	A229	
Maison du logement		
SLRB–BGHM	Redevelopment of the offices (procedure cancelled)	1060
05.02.20	Competition	
	Buro II & Archi+I, Democo / A2M, Houben, Kaderstudio, Trans	

West Station – metro		
STIB–MIVB	Metro depot and extension of Jacques Brel station	1080
05.02.20	Design Review BMA	
	Tractebel / Altiplan	
Bordet		
Besix	Definition of the urban form, programming, phasing, etc. for this private project	1140
06.02.20	Research by Design	
Rosée 14		
Besix	How to inject the ambitions of the Heyvaert Master Development Plan (PAD) into this private project?	1070
17.02.20	Research by Design	
Wansart		
Immo Wansart	Transformation of two office buildings into housing	1180
24.02.20	Design Review BMA	
	Fast Forward	
Britsiers 38		
Redevco	Reconstruction of a retail space as well as housing and a kindergarten	1030
24.02.20	Design Review BMA	
	UNAA	
Belgrade 74		
Municipality of Forest	Transformation of an office building into housing	1190
		
03.03.20	Competition	
	Bogdan & Van Broeck	
	MA+P, Lhoas & Lhoas, Goffart Polomé / Notan Office / NONANTE, Carton123 / Mamout	
Clos–Chapelle–aux–champs		
HE Vinci	Construction of a higher education building	1200
03.03.20	Design Review BMA	
19.04.21	Design Review BMA	
	Feichtinger / LOW / VK architects+engineers	
Parc de la Sennette – vision		
BMA	Is it possible to improve coordination between the future Parc de la Sennette and future adjacent private developments?	1070 / 1080
04.03.20	Research by Design	
Dubrucq 184–198		
Le Logement Molenbeekois	Study into the spatial and programming potential and economic feasibility	1080
05.03.20	Competition	
	Czvek Rigby / Barbara Van Der Wee	
	Caz / Greisch, Karbon' / Anne Ripet / Bosp	
OXY – Cityzen – Centre Monnaie		
Whitewood / Immobel	Transformation of the Centre Monnaie into a mixed–use development comprising housing, offices and a hotel	1000
07.03.20	Competition	
13.04.21	Design Review BMA	
05.02.24	Design Review BMA	
	Snøhetta / Binst	
	3XN, I'AUC / OFFICE, Schmidt Hammer Lassen, Studioninedots	
Haute 275–281		
Development Corp. of City of Brussels	Construction of housing, including transit housing	1000
16.03.20	Competition	
	Castillo de Groote / Gutiérrez–delaFuente	
	a practice., dmvA, metamorphOse, Burobill / Zampone	

Serenitas		
BPI	Demolition and reconstruction of three residential and office buildings	1160
16.03.20	Design Review BMA	
07.01.22	Design Review BMA	
	Archi 2000	
Public spaces Biestebroek		
Beliris	Master plan and development of public spaces in the Biestebroeck neighbourhood	1070
19.03.20	Competition	
	Bureau Bas Smets / ORG	
	Agence TER / Arcadis, Studio Paola Viganò / Sweco	
Tour & Taxis – Zones A and B		
Nextensa	Development of a new mixed–use neighbourhood on Tour & Taxis zones A and B	1000
19.03.20	Research by Design	
12.10.21	Competition	
	HUB / Effekt / Binst / Cobe / POLO	
	Hama, Coussée Goris / Huyghe, Tab, Matador, OFFICE	
Place Van Meenen – preliminary study		
Municipality of Saint–Gilles	Opportunity study for the redevelopment of the square	1060
20.03.20	Competition	
	Latitude / Anyways	
	1010au / Plant en Houtgoed, Buur / Isla, SML / ICEDD, a practice. / Traject	
Demessemaeker		
Le Logement Molenbeekois	Renovation and creation of social and adapted housing	1080
20.03.20	Competition	
	BOB361, Java, LLPA, &Sens	
Forest Brigade 2		
Brussels Environment	A second forestry brigade for the Sonian Forest	1160
		
15.04.20	Research by Design	
13.09.22	Competition	
	Julien Boidot / Czvek Rigby / Carbonifère	
	51N4E / Carbonifère, Terwecoren Verdickt / Jan Minne, Générale / Jo Taillieu / Jan Minne, Robbrecht en Daem / Erik De Waele	
Brasseries Atlas		
Life / B&R	A new mixed–use neighbourhood on the former Atlas brewery site	1070
		
15.04.20	Research by Design	
29.03.24	Competition	
	51N4E / Arat, Caruso St John / De Smet Vermeulen, Kempe Thill / RE–ST, League / Cierto / Abscis	
Victoria Regina tower		
Victoria Regina	Renovation of a landmark office tower	1210
30.04.20	Design Review BMA	
	51N4E	

PAD – GRUP Défense			
Perspective.brussels	Drawing up of a Master Development Plan (PAD) for the La Défense area	1140 / 1930	
04.05.20	Competition		
	XDGA / Michel Desvigne		
	Adept / OYO / Tractebel, Antea		
Capronnier			
CFE	Demolition of a school and construction of a retail space and housing	1030	
04.05.20	Design Review BMA		
	DDS+		
CPAS Woluwe–St–Lambert			
CPAS–OCMW of the Municipality of Woluwe–Saint–Lambert	How should the extension to the serviced residence be sited?	1200	
11.05.20	Research by Design		
Science 12			
MEAG Munich Ergo	Demolition and construction of an office building	1000	
13.05.20	Design Review BMA		
	A2M		
PCDD Brussels – action plan			
City of Brussels	Drawing up the Action Plan for the Municipal Plan for Sustainable Development (PCDD) for the City of Brussels	1000	
13.05.20	Competition		
	I'AUC / OFFICE		
	Brat / PTA / 21Solutions, CityTools / AWB, PosadMaxwan		
Forest Village			
Bouygues	Construction of housing	1190	
14.05.20	Design Review BMA		
	Symetry		
Jewish Museum of Belgium			
Beliris	Transformation of the Jewish Museum of Belgium	1000	
			
15.05.20	Competition		
	Barozzi Veiga / Tab / Barbara Van Der Wee		
	Pierre Hebbelinck, Alain Richard, Archipelago / Mangado		
Connection Vivaqua – Abattoir			
Brussels Mobility	Crossing the Canal via the Abattoir site (abandoned project)	1070	
22.05.20	Competition		
CRU 6 Autour de Simonis – programme			
Perspective.brussels	Preparation of the basic file and Environmental Impact Report	1080 / 1081	
27.05.20	Competition		
	51N4E / Tractebel / Cityspark		
	Les Marneurs / Alphaville / ASM / Aries, CityTools / Lab705 / Youssef Faraj / Aries, Plusoffice / Endeavour / Aries / Cosmopolis		
Chassart – Axima			
Municipality of Forest	Transitional occupancy	1190	
05.06.20	Competition		
	Communa		
	Toestand, LAMAB (La Maison à Bruxelles), Collectif AuQuai, CreaD (Creative District)		
Holiday Inn Express			
Brefin	Construction of a 147–room hotel	1080	
06.06.20	Design Review BMA		
	Atelier Architectes Associés		

PLXL		
Befimmo	Renovation and transformation of an office building	1050
08.06.20	Design Review BMA	
15.02.22	Design Review BMA	
05.04.22	Design Review BMA	
	Orens–Van Grimbergen	
Chaussée de Louvain 658		
SPRB–GOB	Temporary transformation of an office building into a public amenity	1030
12.06.20	Design Review BMA	
Parking Stalle		
Louis de Waele	Redevelopment and extension of the Stalle transit car park	1180
16.06.20	Design Review BMA	
	Arter / LD2	
Colonel Bourg 105		
Vaha	Mixed–use project comprising housing, retail outlets and an urban greenhouse	1140
17.06.20	Design Review BMA	
25.01.23	Design Review BMA	
	Estia	
City Dox 4		
Immobilière de la Petite Île	Mixed–use project comprising housing and business premises in an urban enterprise zone (ZEMU)	1070
22.06.20	Design Review BMA	
	XDGA	
Masterclass density		
Perspective.brussels	Search for a curator for the density masterclass	
25.06.20	Competition	
	Jérôme Baratier	
Public spaces Josaphat		
Beliris	Designing public spaces	1030
		
26.06.20	Competition	
	Michel Desvigne / OFFICE / Arcadis	
	Tractebel / Ney & Partners / MSA / Latz, Buur / Coloco / DFA, Sweco / Vogt, Omgeving / Taktyk	
CLTB Abbé Cuylits		
CLTB	Collective housing complex	1070
26.06.20	Competition	
		
	Vers.a	
	Atelier 4/5 / Kaderstudio, Carton123, Java, V+ / Hbaat	
Stephenson – programme study		
Municipality of Schaerbeek / Renovas	Urban definition and programming study for a park, a sports facility and a kindergarten	1030
01.07.20	Competition	
	B612 / Caneva–s	
	Buur / Écorce / Mamout, Suède36	
Loi 66		
Upgrade Estate	Renovation and transformation of office buildings	1000
03.07.20	Design Review BMA	
	ArtBuild	

Urban blocks Laeken		
City of Brussels	Study to develop urban planning tools with a view to redeveloping the inner areas of building blocks in Laeken	1020
07.07.20	Competition	
	51N4E / League	
	1010au / Opale / MUF, Bogdan & Van Broeck / Midi, Plusoffice, POLO / UA	
School Contracts – series 2		
Perspective.brussels	Study and development of action programmes	/
08.07.20	Competition	
	PTA / 21Solutions	
	Bogdan & Van Broeck, AAC / 1010au	
Haute 342		
CPAS–OCMW of the City of Brussels	Renovation and extension for the construction of housing	1000
		
09.07.20	Competition	
	Atelier 4/5 / Kaderstudio	
	Agmen, Veld / Septembre, Vers.a, vvv	
Wielemans–Ceuppens		
Municipality of Forest	Renovation and creation of premises for citizen projects in Forest	1190
10.07.20	Competition	
	Mamout	
	Java, Central, ICI / JPHA, AgwA	
Abricotier		
CPAS–OCMW of the City of Brussels	Mixed–use project comprising housing, offices, spaces for co–hosting, shops	1000
		
16.07.20	Competition	
11.05.22	Design Review BMA	
14.12.22	Design Review BMA	
	B–architecten / Veld	
	LAVA, Bogdan & Van Broeck, AgwA, MSA	
Viridis		
Besix	Mixed–use housing project comprising business premises, shops and a kindergarten	1030
20.07.20	Design Review BMA	
	Axent	
The Quay		
CIT	Mixed–use development comprising housing, ground floor shops and offices	1070
20.07.20	Design Review BMA	
01.04.21	Research by Design	
	Urban Platform	
Peterbos 10–10A–11–11A		
Comensia	Renovation of the shell of two social housing buildings	1070
		
22.07.20	Design Review BMA	
	Multiple, FP	
	P&P, Ariade, Trans / RE–ST	

Reyers Tower		
SAU–MSI	Feasibility study for the redevelopment of the Reyers Tower	1030
18.08.20	Competition	
	Styfhals / Sculp(it) / Arcadis	
	AAC / ZUS / Raumlabor, Hylé	
Leonardo da Vinci		
Fédération Wallonie–Bruxelles	Development of the Athénée Leonardo Da Vinci forecourt, conversion of a nursery school wing and renovation of the auditorium	1070
20.08.20	Competition	
	Vers.a	
	Label / Suède36, Bogdan & Van Broeck, Générale, Mamout / Bast	
Parking Place de la Vaillance		
Municipality of Anderlecht	Construction of an underground car park with exit pavilions	1070
23.08.20	Design Review BMA	
	SVR	
Schaerbeek Formation		
Citydev.brussels	Definition of the possibilities for developing a logistics and enterprise zone in conjunction with the reopening of the Senne	1000
27.08.20	Research by Design	
ZIR 4 – Master plan		
City of Brussels	Drawing up of a master plan and environmental impact report (RIE) for the ZIR 4 area	1000
02.09.20	Competition	
	Research by Design	
	Plusoffice / Arcadis	
21.12.20	Buur / Aries, Multiple /EcoRes /Strateg, PTA / Brat	
Vallon / Marie–Thérèse		
HBM–WBD	Renovation of a social housing building	1210
08.09.20	Competition	
	Dewil	
	AAC, P&P, Roose + Partners	
City Dox 7.1		
Immobilière de la Petite Île	Mixed–use project comprising housing and a secondary school	1070
08.09.20	Competition	
	Design Review BMA	
16.04.21	B–architecten / B–bis / Veld	
	POLO, Kempe Thill / Kaderstudio, a2o / Multiple	
Glacières		
Bouygues	Renovation of the Anciennes Glacières Royales and construction of a mixed–use development of housing, shops and offices	1160
09.09.20	Research by Design	
	Design Review BMA	
08.02.22	Urban Platform / DDS+	
Leopold I 297		
TDRC	Site redevelopment	1020
09.09.20	Design Review BMA	
	Design Review BMA	
16.02.21	UNAA	
	Ouest, AAC, Carton123, FP	
Maison de la Mixité		
Municipality of Jette	Construction of the Maison de la Mixité and a repair café or bicycle workshop	1090
24.09.20	Competition	
	Lab705	
	Ouest, AAC, Carton123, FP	
Pacheco 44		
Belfius	Conversion of the base into a university teaching, research and student accommodation programme	1000
25.09.20	Research by Design	
	Research by Design	
09.02.21	Competition	
18.11.21	Design Review BMA	
18.01.22	a2o / WIT	
	META / Dierendonckblanche, LOW / KAA, XDGA, POLO	

Delta		
SAU–MSI	Definition of the opportunities for pooling programmes in the Delta triangle	1160 / 1170
28.09.20	Research by Design	
Park Max–sur–Senne		
Brussels Environment	Redevelopment and extension of Maximilien Park, with the reopening of the Senne river	1000
29.09.20		
	Competition	
	OLM / Hbaat / Dédale / Ouest	
29.09.20	51N4E / De Urbanisten / 1010au / Plant en Houtgoed, Bureau Bas Smets / Gijs Van Vaerenbergh, Sweco / Vogt, Karbon' / Antea / Taktyk / Alive	
Maison de repos MMI		
MMI	Extension of the nursing home	1180
05.10.20	Design Review BMA	
	ETAU	
Bus stand Marly		
STIB–MIVB	Construction of a bus depot	1120
07.10.20	Design Review BMA	
	Tractebel / Altiplan	
Bpost logistic facility		
Bpost	Construction of a local postal redistribution centre	1140
07.10.20	Design Review BMA	
	Design Review BMA	
19.05.21	Olivier Russe	
CLTB Tivoli		
CLTB	Collective housing project	1020
09.10.20	Competition	
	V+ / Hbaat	
	BC, BEAU, Kaderstudio, KPW	
Eurocontrol		
Eurocontrol	Development of a new operations room	1130
11.10.20	Design Review BMA	
	CERAU	
De Swaef		
Fédération Wallonie–Bruxelles	Construction of a school and sports amenities	1070
15.10.20	Competition	
	XDGA / Michel Desvigne	
	Label / Muoto, V+ / 51N4E / MSA, B612, NP2F / BEL	
Square Châtelain		
BPA	Conversion of offices into housing and community amenities	1050
16.10.20	Design Review BMA	
	Axent	

Droomboom		
City of Brussels	Construction of a primary school and premises for the arts academy	1020
20.10.20	Competition	
	Design Review BMA	
01.04.22	Design Review BMA	
04.05.22	Design Review BMA	
	Petillon Ceuppens / Radar / AAD / Hans Caarls	
	B–architecten, Cobe / U–DA, evr / BC, WIT	
Waterloo 76		
Water–Leau	Demolition and reconstruction of an office building	1000
26.10.20	Design Review BMA	
	DDS+	
Zavelenberg		
Brussels Environment	Multi–crop–livestock project on the Zavelenberg site and construction of a farm building	1082
29.10.20		
	Competition	
	Horizon / Officeu	
29.10.20	Les Marneurs, Buur / SOA / Mamout	
Moulin 41		
0	Renovation strategy for 78 housing units	1210
29.10.20	Competition	
	Czvek Rigby	
29.10.20	AgwA, Terwecoren Verdickt / DUSS, Gevelinzicht, Plusoffice / Arcadis	
Kuborn 6–10		
BPI	Housing project and kindergarten	1070
30.10.20	Design Review BMA	
	Accarain / Bouillot	
Bougie 23–29		
Immo Louis De Waele	Construction of three residential buildings	1070
30.10.20	Design Review BMA	
	BAEB	
Vieillesse Heureuse		
SLRB–BGHM	Construction of middle–income homes for the elderly, a multi–purpose hall and a local shop	1080
09.11.20	Competition	
	Design Review BMA	
09.11.22	Osar	
	B612, Dhooge–Meganck, Manger Nielsen, Stekke + Fraas	
Peterbos – Sport and communal spaces		
Municipality of Anderlecht	Development of a sports and community centre	1070
10.11.20		
	Competition	
	Felt / 2001	
10.11.20	Label / Karbon', URA / AAD, B–ild / Czvek Rigby, Java / PTA	

Général Jacques		
SLRB–BGHM	Renovation of the former gendarmerie accommodation	1050
10.11.20	Competition	
	Design Review BMA	
20.12.21	Karbon' / Label	
	AAC / Encore Heureux / Rotor, Czvek Rigby / Mamout, Kaderstudio/ Atelier 4/5, Ouest / Vers.a	
Porte de Ninove – PAD		
Besix	What would be the impact of a 40% reduction in density under the Porte de Ninove Master Development Plan (PAD)?	1080
16.11.20	Research by Design	
Upper–Lower City – Master plan		
City of Brussels	Design of a master plan to improve links between the top and bottom of the Pentagon	1000
18.11.20	Competition	
	Bureau Bas Smets / GRAU / Plant en Houtgoed	
	a practice. / Latitude, Plusoffice / OKRA, Studio Paola Viganò / CityTools, Sweco / ORG	
Fonsny 49		
Immobel / Besix / BPI	Conversion of part of the office building into a 231–room hotel	1060
19.11.20	Design Review BMA	
	Assar	
De Roovere – Machtens		
Le Logement Molenbeekois	Renovation strategy for 500 social housing units	1080
19.11.20	Competition	
	BC / BAS / Cenergie	
	51N4E, Terwecoren Verdickt, JDMA / Elseline Bazin	
Centrum West		
Municipality of Molenbeek–Saint–Jean	Renovation and extension of the youth centre	1080
23.11.20	Competition	
	Carton123	
26.11.20	Alain Richard, Manger Nielsen, Raamwerk / Karam / NONANTE, V+	
Neighbourhood centre Magritte		
Municipality of Jette	Construction of a kindergarten and social amenities	1090
26.11.20	Competition	
	P&P	
26.11.20	Alma / Load, a practice., K2A, Mamout / Carton123	
Gandhi		
Le Logement Molenbeekois	Feasibility study for the renovation of 5 social housing buildings	1080
27.11.20	Competition	
	POLO / Ney & Partners / Cenergie	
27.11.20	AgwA / Dogma / RE–ST, Central / Servais / Zeugma, Gevelinzicht / B–ild / Czvek Rigby / Tecon, Karbon'	
De Ligne		
City of Brussels	Refurbishment of the Ligne building for the Brussels–Capital Ixelles police force	1000
01.12.20		
	Competition	
	B–architecten	
01.12.20	a2o / Baumschlager Eberle, Goedefroo + Goedefroo, Fuksas / BOB361, Cepezed	

Cortenbergh 150-158		
Codic	Demolition and reconstruction of an office building	1000
02.12.20	Design Review BMA	
	Jaspers–Eyers / Ateliers 2/3/4/	

Colonel Bourg 120		
Colonel Stone	Demolition and reconstruction of housing	1140
03.12.20	Design Review BMA	
	DDS+	

Paviljoen school		
Municipality of Schaerbeek	Redevelopment of the playground	1030
03.12.20	Competition	
	WAUW / Landscape	
	AAC, Officeu	

Temporary European school		
Federal Buildings Agency	Construction of temporary buildings for the European School	1110
03.12.20	Design Review BMA	
	Abscis	

Tervuren Square		
Burco Europe	Large–scale conversion of an office block	1150
04.12.20	Design Review BMA	
	Assar	

Honoré Longtin		
Groep Huyzentruyt	Mixed–use development comprising housing, shops and offices	1090
07.12.20	Design Review BMA	
	Buro II & Archi+I	

Couronne 496		
Couronne Development	Transformation of an office building into a hotel	1050
08.12.20	Design Review BMA	
	BAEB	

Schlumberger		
AG Real Estate	Transformation of 4 buildings into housing, demolition of a building and construction of 5 new residential buildings	1180
14.12.20	Design Review BMA	
27.04.23	Design Review BMA	
	Archi 2000	

Maison du peuple		
Moulart	Mixed–use project for the Maison du Peuple, Machineries du Peuple and 10 housing units	1070



17.12.20	Competition	
	Czvek Rigby	
	Petillon Ceuppens, JDMA, Générale, Trans	

Beaulieu 1–11		
Atenor	Major renovation of the three buildings	1160
18.12.20	Design Review BMA	
	Atelier de Genval	

Student facility Reine		
Municipality of Schaerbeek / Renovas	Construction of a student centre	1030
01.01.21	Research by Design	
01.07.21	Competition	
	Import.Export / Burobill	
	AgwA / Barrault Pressacco, AHA / Czvek Rigby, DEV–space / dmvA, ICI / l'escaut	

Tous Ensemble			
Tous Ensemble	Accommodation centre for disabled adults	1180	
05.01.21	Research by Design		
10.05.21	Competition		
	51N4E		
	OFFICE, Go Hasegawa / Schenk Hattori, ajdviv, Central / Label		

CQD Héliport–Anvers – programme			
City of Brussels	Programme and environmental impact report	1000	
06.01.21	Competition		
	CityTools		
	Lab705		

Mediapark		
Perspective.brussels	Can the density and urban form of the northern part of the Mediapark Master Development Plan project be improved?	1030

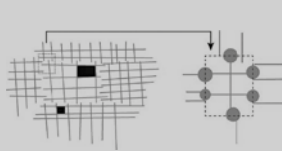
CQD Jacquet – programme			
Municipality of Koekelberg	Programme and environmental impact report	1081	
14.01.21	Competition		
	CityTools		
	Lab705, ERU / AAC		

Van Overbeke			
SLRB–BGHM	Construction of a complex of 85 housing units	1083	
14.01.21	Competition		
15.03.22	Design Review BMA		
	Dierendonckblancke		
	MDW, Pierre Blondel / MSA, Architectes Associés, XDGA		

Copernicus		
Citydev.brussels	Redevelopment of an industrial site	1130
19.01.21	Design Review BMA	
	Opla	

Proximus		
Immobel	Conversion of the Proximus towers	1000
19.01.21	Research by Design	
28.01.22	Competition	
12.07.22	Design Review BMA	
	Neutelings Riedijk	

Émeraude			
Perspective.brussels	What is the potential surface area for partial acquisition of the plot by the Region?	1030	
20.01.21	Research by Design		
Project lines Ferraris			
Government of Flanders	What are the urban, spatial and programmatic ambitions with a view to selling the building?	1000	



21.01.21	Research by Design		
Trèfles 2			
Housing Fund	Construction of a new city block with housing and amenities	1070	
25.01.21	Competition		
10.11.21	Design Review BMA		
	CERAU / Carnoy–Crayon		

Trèfles 3			
Housing Fund	Construction of a new city block with housing and amenities	1070	
25.01.21	Competition		
21.11.21	Design Review BMA		
	Archiwind / LD2		
	Buro II & Archi+I, Beau / Bulk		

Côté Colline			
Immo Hankar	Demolition and reconstruction of a mixed–use development of housing, shops, amenities and offices	1160	
25.01.21	Design Review BMA		
	Pierre Blondel		

Vandenschrieck		
Citydev.brussels	Redevelopment of the premises of the Jette Urban Prevention Service, the L'Oranger non–profit association and the Youth Support Association	1090



26.01.21	Competition		
	Pierre Blondel		
	BOB361, Atlante, Trait		

Trèfles 1		
Housing Fund	Construction of a new city block with housing and amenities	1070
26.01.21	Competition	
03.12.21	Design Review BMA	
	Urban Platform / R²D²	
	Arter / A.D.E.	

CQD Etangs Noirs – programme			
Municipality of Molenbeek–Saint-Jean	Programme and environmental impact report	1080	
27.01.21	Competition		
	PTA		
	Buur, CityTools, Lab705		

Paul-Henri Spaak		
European Parliament	Refurbishment of the European Parliament headquarters	1000
27.01.21	Competition	

Royal Botanic		
Gesu	Amendment of the planning permit	1210
03.02.21	Design Review BMA	
	DDS+	

Cyclostrade L28			
Beliris	Wide–lane cycle path along the L28 railway line	1000 / 1070 / 1080 / 1081	



10.02.21	Competition		
	Dessin et Construction / vvv		
	Arter, Base, Sweco, Tractebel / Ney & Partners		

Strasbourg		
Citydev.brussels	Regularization of the existing situation of an industrial building	1130
10.02.21	Design Review BMA	
	Studiopolis	

Universalis Park I		
Immobel	Definition of the qualities of this property development	1050
12.02.21	Research by Design	
Cours Saint–Michel		
CSM Developement	Renovation of an office building and construction of housing	1040
16.02.21	Design Review BMA	
	Jaspers–Eyers / OFFICE	

Marais		
BNP Paribas Fortis	Renovation of an office building	1000
17.02.21	Design Review BMA	
	Jaspers–Eyers	

Brico Chaussée de Charleroi		
Koramic	Conversion of the Paul Cousin garage into a mixed–use retail and residential development	1060

17.02.21	Design Review BMA	
	Sum	

IHECS Mediapark		
SAU–MSI	Definition of the siting of the IHECS media school, in line with the philosophy of the Mediapark master plan	1030
21.02.21	Research by Design	

Marnix		
ING	Renovation of an office building	1000
22.02.21	Design Review BMA	
	A2M	

B House		
Media Office 1030	Conversion into business premises and housing	1030
22.02.21	Design Review BMA	
	Axent	

Peterbos – Nursery		
Municipality of Anderlecht	Kindergarten at the foot of Tower 16	1070



25.02.21	Competition		
	AgwA		
	Label, Trait, Goffart Polomé, Hbaat / Czvek Rigby		

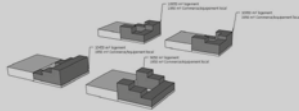
Fire Brigade Héliport – feasibility study			
SAU–MSI / City of Brussels	Heliport site feasibility	1000	
26.02.21	Competition		
	Bulk / Karuur / Miss Miyagi		
	Plusoffice / Arcadis, Sven Sterken / ORG / Altstadt		

Marie de Hongrie school		
Fédération Wallonie–Bruxelles	Construction of a new secondary school	1083
03.03.21	Design Review BMA	
	B612	

Egied van Broeckhovenschool		
Agion	Renovation of Cinoco and construction of a new school	1080
04.03.21	Competition	
19.10.21	Design Review BMA	
	Buro II & Archi+	
	Bogdan & Van Broeck, Licence To Build / Gortemaker Algra Feenstra / Architectslab, Archipl, META / Callebaut	

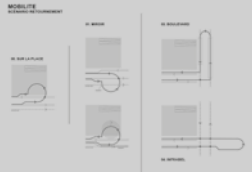
Blue Tower		
Theop	Definition of the extension for the Blue Tower	1000
08.03.21	Research by Design	

VRT		
VRT	New VRT headquarters	1030
		
12.03.21	Competition Jaspers–Eyers / OFFICE Binst / Schmidt Hammer Lassen, Achtergael / Jo Taillieu / META	
Visitatie BMA		
Perspective.brussels	Peer review on achievements, operations and future expectations for BMA	/
16.03.21	Competition AWB / CityTools	
Greenwood		
Eiffage	Construction of 64 apartments	1200
22.03.21	Design Review BMA CERAU / DXA	
Vander Puttenstadium –Master plan		
Development Corp. of City of Brussels	Master plan for the Vander Putten Stadium site and adjacent developments	1000
23.03.21	Competition grue. / BEL 1010au / Liliana Motta, Terwecoren Verdickt / Landinzicht / Cultureghem, DEV–space / BLOC, Metapolis	
Arlon–Trèves		
AG Real Estate / BPI	Major renovation of a typical 1970s office building in the European Quarter	1000
25.03.21	Competition	
03.03.22	Design Review BMA Trans / CES Binst / Landinzicht / Arcadis / Drees & Sommer, noA, NWLND / Altstadt, evr	
Pacheco 32		
Fedimmo	Conversion of the Royal Mint of Belgium	1000
26.03.21	Design Review BMA architectesassoc+	
Etterbeek station		
SNCB–NMBS	Reconstruction of Etterbeek station	1050
28.03.21	Competition	
15.10.21	Research by Design Multiple / Studio Roma Baukunst / Origin, AREP / Arcoteam / TPF / BBS / Ney & Partners, CERAU / Tractebel	
CRU 7 Autour de la Gare du Midi – programme		
Perspective.brussels	Programme and environmental impact report for CRU 7	1060 / 1070
30.03.21	Competition CityTools / Lab705 1010au / wua / grue., Buur, Multiple / a2o	
Calevoet		
Life / Miix	Redevelopment of an office site into a housing complex	1180
01.04.21	Design Review BMA Bogdan & Van Broeck	
Lake Side		
Project T&T	Mixed–use development of housing, offices, shops and amenities	1000
01.04.21	Research by Design	
05.05.23	Design Review BMA Bureau Bouwtechniek	

Abattoir public housing		
SAU–MSI	Definition of the development strategy for public housing on the Abattoir site	1070
		
01.04.21	Research by Design	
Wastra		
Bataves 1521	Construction of two buildings and redevelopment of the site	1160
15.04.21	Design Review BMA Urban Platform	
Knopy		
The Black Door	Major renovation of offices and housing	1000
15.04.21	Design Review BMA Axent	
Inami		
Montgomery parc	Conversion of an office building into a mixed–use project	1150
16.04.21	Design Review BMA Buro II & Archi+I	
Tenreuken		
Cofinimmo	Construction of 3 residential buildings and a single–family home	1170
19.04.21	Design Review BMA Archi 2000	
JIIL		
Befimmo	Major renovation of 3 buildings	1000
22.04.21	Design Review BMA DDS+	
Chassart		
Beliris	Conversion of the industrial site into an early childhood centre	1190
26.04.21	Competition Ouest AgwA / ZED, ajdviv / Bow–Wow, Piovenefabi, Zampone	
Manchester 13–19		
SAU–MSI	Redevelopment of buildings into a cultural hub	1080
		
27.04.21	Competition	
08.02.23	Design Review BMA BC / Civic Dierendonckblancke / Mamout, Monsieur Pascal, CLN / Alain Richard, Ouest / Hbaat	
Urban blocks Marolles		
City of Brussels	Redevelopment of public spaces in Marolles	1000
30.04.21	Competition Suède36 Buur, Arter, Baumans–Deffet / Act., BBS / GRAU	
Sainte–Claire – feasibility study		
Chuch Council	Feasibility study for the redevelopment of Sainte–Claire church	1090
06.05.21	Competition Dogma / Tatiana Bilbao / Sven Sterken Intra Atelier, vvv / CityTools	

Montea		
Montea	Redevelopment of the site	1190
20.05.21	Design Review BMA Erwin Vangenechten (Arcoteam)	
Usquare – Clos des Mariés		
SLRB–BGHM	Renovation of heritage buildings into 33 social housing units	1050
09.06.21	Competition Kaderstudio / Kempe Thill LOW, NONANTE / Notan Office / Karbon', Metriek / Ash Sakula / DEA, Havana / RE–ST / Trans	
Labo Ruimte XX+I – phase 2		
Perspective.brussels / Departement Omgeving	Research by Design on the qualitative conversion of the 20th-century crown in and around Brussels	
11.06.21	Competition Plusoffice / Anyways, 1010au / Fallow, GRAU / CityTools 1010au / Pablo Muñoz, Atelier Horizon / Thomas Willemse, Latitude / Carbonifère / CalmE, vvv / Midi / Idea, POLO / Orientes, Plusoffice / KIS Studio	
City Dox 5		
Immobilière de la Petite Île	Construction of a mixed–use building	1070
14.06.21	Design Review BMA XDGA	
Saint–Hubert Church		
Bell Tower	Feasibility study for the conversion of Saint–Hubert Church into accommodation, a place of worship and amenities	1170
		
15.06.21	Competition	
26.02.24	Design Review BMA Hylé / Advisers Pierre Blondel, MSA, Tectonics / Altiplan, Goffart Polomé / Sunsoak	
CQD Deux Cités – programme		
Municipality of Forest	Programme and environmental impact report	1190
17.06.21	Competition ORG / Brat Taktyk / Alive, Hylé, ERU / AAC	
CQD Versailles – programme		
City of Brussels	Programme and environmental impact report	1000
		
22.06.21	Competition Karbon' / Ipé Lab705	
SoStockel		
B&B Development	Construction of four residential buildings	1200
25.06.21	Design Review BMA DDS+	
Facilitator Sustainable Neighbourhoods		
Brussels Environment	Facilitation mission for the development of sustainable neighbourhoods	/
29.06.21	Competition CityTools Buur / Brat, Karbon' / DUSS	

CQD Cité Moderne – programme		
Municipality of Berchem–Sainte–Agathe	Programme and environmental impact report	1082
29.06.21	Competition ERU / AAC CityTools / Brat, Lab705, Sweco / Buur	
Stadium Albert Demuyter – Master plan		
Municipality of Ixelles	Preliminary planning and development study for the municipal stadium	1050
		
30.06.21	Competition MSA 1010au, Buur	
The Nest		
Loulifa	Conversion of an office building into housing, retail spaces and an urban farm	1000
09.07.21	Design Review BMA Acb Epure	
B156 Soierie		
Dépannage R. La France	Construction of a building containing storage areas and transport–related services	1190
15.07.21	Design Review BMA Bloom	
Latour		
Brefin	Construction of 65 homes	1140
16.07.21	Design Review BMA Lowette & Partners	
Twin House		
The Left Twin	Conversion of an office building into housing	1200
26.07.21	Design Review BMA Buro II & Archi+I	
Molière		
Besix	Demolition and reconstruction of 52 apartments	1050
07.08.21	Research by Design	
03.09.23	Design Review BMA Buro II & Archi+I	
Wood Gardens		
Wood Gardens	Construction of two residential buildings	1070
25.08.21	Design Review BMA Denc	
Public spaces Essegheem		
Municipality of Jette	Master plan and redevelopment of public spaces	1090
		
26.08.21	Competition Studio Paola Viganò Lab705, Multiple, Taktyk / Alive, vvv / BLOC	
Chip		
Upgrade Estate	Conversion of an office building into housing and a training centre	1200
26.08.21	Design Review BMA ELD	
Potiers I		
Beliris	Demolition and reconstruction of a social housing building	1000
06.09.21	Design Review BMA R2D2	

Isala		
Infinito	Office renovation	1000
06.09.21	Design Review BMA	
	Jaspers–Eyers	
Souverain 23		
Souverain 23 Land	Submission of modified plans	1170
14.09.21	Design Review BMA	
	A2RC	
Cottage III		
Cottage III	Demolition and construction of housing, offices and swimming pool	1190
16.09.21	Design Review BMA	
	DDS+	
Erasmus Gardens Lot I		
Erasmus Gardens	Construction of an 89–apartment complex	1070
20.09.21	Design Review BMA	
	A2RC	
Place Solvay		
SAU–MSI	Definition of the development of Place Solvay to ensure urban quality and a turning area for the STIB	1030
		
20.09.21	Research by Design	
Key West		
Goodways	Construction of a new neighbourhood	1070
22.09.21	Design Review BMA	
	A2RC	
Metropole		
Urban.brussels	Analysis of spatial and programmatic potential and their feasibility	1190
23.09.21	Competition	
	Veld / Taktyk	
	Buur / Miss Miyagi, BEL / grue., Paul Lens / Neirinck / Erik Dhont	
Versailles		
Housing Fund	External shell insulation	1120
24.09.21	Design Review BMA	
	Forma / Thema, Trait / &Sens, Pierre Blondel	
Darwin		
CIT	Construction of a building housing businesses	1083
04.10.21	Design Review BMA	
	ALTA	
Colonel Bourg 122		
Matexi	Conversion of offices into housing	1140
04.10.21	Design Review BMA	
	Lenchant	
Lukoil		
SNCB–NMBS	Is a higher density than that set out in the local land use plan (PPAS) desirable on the site?	1160
07.10.21	Research by Design	
School no. 1 – Schaarbeek		
Municipality of Schaerbeek	Construction of a sports centre and enhancing the school's amenities	1030
19.10.21	Competition	
	Czvek Rigby / Barbara Van Der Wee	
	Coster & Vanden Eynde, CAZ / Tuin en Wereld, Binario / LPPA	
Place du Châtelain		
Municipality of Ixelles	Redevelopment of the square	1050
22.10.21	Competition	
	Taktyk	
	OKRA / Arcadis, Bureau Bas Smets, grue., Suède36 / Wald	

ZIR 4 – development		
Development Corp. of City of Brussels	Construction of a secondary school, kindergarten, housing, shops and businesses	1000
26.10.21	Competition	
23.05.23	Design Review BMA	
	51N4E / V+ / Trans	
	Archipelago / Drom / OSK–AR / Officeu, B–architecten / Veld / Carton123 / Central, OYO / Urban Platform / Adept, XDGA / BC	
		
Sylvain Dupuis		
SLRB–BGHM	Housing project with kindergarten and cultural amenities	1070
		
28.10.21	Competition	
20.01.23	Design Review BMA	
	Stekke + Fraas	
	BOB361, Java, LAVA, Trait	
House of participation		
Municipality of Ganshoren	Construction of a House of Participation and landscaping around it	1083
29.10.21	Competition	
	Mamout	
	Goffart Polomé, vvv, Monsieur Pascal, B–ild	
Woluwe 58		
Cofinimmo	Demolition of an office building and construction of a mixed–use development of 42 homes and offices	1200
08.11.21	Design Review BMA	
	MDW	
Greening Flagey		
Municipality of Ixelles	Study to green Place Flagey	1050
08.11.21	Competition	
	Fallow / Kollektif / Écorce	
	Taktyk / Écorce, Bureau Bas Smets / AGT, JNC / Urban Forests / Naturem Solutions	
Liverpool 14–22		
Le Logement Molenbeekois	Renovation of council estate buildings	1080
08.11.21	Competition	
	Kaderstudio	
	Matador, Vers.a, LOW, Java	
Anneessens–Funck – feasibility study		
City of Brussels	Research into the heritage, stability, technical and financial aspects	1000
09.11.21	Competition	
	Architectures Parallèles	
	Arter, Studeo	
Brunfaut 35		
Le Logement Molenbeekois	Renovation of the external envelope and MEP of an occupied 93–unit social housing building	1080
10.11.21	Competition	
	AAC / Veld	
	BEAU, Baukunst, Faidherbe & Pinto / Multiple, AgwA	
Verrerie		
Foyer du Sud	Conversion of an industrial site into social housing and amenities	1190
16.11.21	Competition	
	Baumans–Deffet / a2o	
	Label / 360 / Karbon', Hbaat / Nord / V+, LPPA / Béal & Blanckaert, Dierendonckblancke / Ouest	

Haut II – feasibility study		
Le Logement Bruxellois	Feasibility study for the redevelopment of the Haute II site	1000
16.11.21	Competition	
	Archipelago / Officeu / Tractebel	
	Java, Dogma, Abscis, KIS Studio	
Savonnerie 23		
Le Logement Molenbeekois	Renovation of 18 social housing units	1190
17.11.21	Competition	
	vvv / Carton123	
	Kaderstudio, Matador, Monsieur Pascal	
Renaissance		
Patrimoine Invest	Housing and retail spaces	1150
17.11.21	Design Review BMA	
	A2RC	
Sports hall Victoria		
Beliris	Sports hall and multi–purpose hall	1081
		
19.11.21	Research by Design	
22.09.23	Competition	
	Central / NP2F	
	Ambiorix, BEL, B–architecten, Trait	
School Contracts – series 3		
Perspective.brussels	Study and development of action programmes	/
22.11.21	Competition	
	51N4E	
	ERU / Les Marneurs, Latitude / Planomatic	
Movy Club		
SPRB–GOB	Refurbishment and extension of the Movy Club cinema as part of Urban Renovation Contract (CRU) 4	1190
22.11.21	Competition	
	AAC / Ouest	
	Altstadt / Central, Hart Berteloot / V+, dmvA, Manger Nielsen	
Sports and play network		
Municipality of Saint–Gilles	Development of the leisure and sports network	1060
24.11.21	Competition	
	Les Marneurs	
	Alive, 51N4E, Lab705 / Dear pigs, Piovenefabi / Sophie Dars / Simon Boudvin	
Variétés		
Bruxelles Laïque	Creation of a laboratory for civic and cultural expression	1000
26.11.21	Design Review BMA	
	Ouest	
Saint–François–Xavier		
Municipality of Anderlecht	Restoration and conversion of Saint–François–Xavier Church	1070
		
26.11.21	Competition	
	URA / Altstadt	
	Pierre Hebbelinck, Java / De Smet Vermeulen / JUXTA	

BMA INVENTORY		
Rauter		
SLRB–BGHM	Construction of social housing, offices and a square	1070
26.11.21	Design Review BMA	
	Abscis / Architenko	
Arlon 102		
BMA	Definition of the high–quality conversion of an office building, as part of thve City of Brussels' European Quarter Vision	1000
30.11.21	Research by Design	
Arlon 104		
BMA	How can this site be redeveloped as part of the City of Brussels' European Quarter Vision?	1000
30.11.21	Research by Design	
Paquot 57–59		
CPAS–OCMW of the Municipality of Ixelles	Construction of a residential building and a day centre for senior citizens	1050
30.11.21	Competition	
	Pierre Blondel	
	Pierre Hebbelinck, Lab705 / Desmichelle, BEAU, Monsieur Pascal / Atlante	
European Quarter		
City of Brussels	Definition of guidelines for renovation / conversion / enhancement projects in the European Quarter	1000
30.11.21	Research by Design	
Place Beekkant		
Municipality of Molenbeek–Saint–Jean	Redevelopment of the square	1080
06.12.21	Competition	
	vvv / grue.	
	51N4E / Studio Basta, Arter, DEV–space / BLOC, Multiple / Dear Hunter	
PPAS Unesco		
City of Brussels	Drawing up of a Special Land Use Plan (PPAS) around the Grand–Place in Brussels	1000
06.12.21	Competition	
	ERU / Origin / Eole	
	Arter	
Trèfles lot 3		
Bedrock	Construction of a 67–unit housing complex	1070
08.12.21	Design Review BMA	
	DDS+	
Place Van Meenen		
Municipality of Saint–Gilles	Redevelopment of the square	1060
13.12.21	Competition	
	Multiple / Alive	
	Arter, Bureau Bas Smets / GRAU, Plusoffice, MSA / Tractebel / Les Marneurs	
Libris		
Willemen Real Estate	Regularization of the planning permit	1190
15.12.21	Design Review BMA	
	BAEB	
Royale		
Constructiv	Renovation and extension of an office building	1000
20.12.21	Design Review BMA	
	Jaspers–Eyers	
Circularium and Parc de la Sennette		
BMA / Brussels	How to reconcile business activities on the Circularium site with the continuity of Parc de la Sennette?	1000 / 1070
01.01.22	Research by Design	
Chaussée de Mons 604		
BMA / urban.brussels	Definition of the suitable density for the site, taking into account the adjacent site which is also being developed	1070
01.01.22	Research by Design	
Mariemont 21–22		
BMA / urban.brussels	Definition of the appropriate density for this site	1080
01.01.22	Research by Design	

Shakespeare

BMA / urban.brussels	How can the modular pavilions planned for Peterbos be integrated into the Shakespeare site?	1070
01.01.22	Research by Design	

Marais AB

BNP Paribas Fortis	Redevelopment of a group of office buildings into a mixed–use project	1000
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01.01.22	Research by Design	
15.01.24	Design Review BMA	
	A229	

Lloyd George

Brussel Lloyd George	Partial demolition, renovation and construction of an office, residential and retail development	1000
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01.01.22	Research by Design	
12.09.22	Design Review BMA	
	Jaspers–Eyers	

Swimming pond Neerpede

Brussels Environment	How to integrate the new swimming pond and its amenities into the park without compromising biodiversity?	1070
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01.01.22	Research by Design	
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FarmCity

Citydev.brussels	Can the site accommodate Citydev's indoor and outdoor programme?	1083
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01.01.22	Research by Design	
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Marais Wiels

Citydev.brussels	Definition of the site's density	1190
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01.01.22	Research by Design	
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Chaussée de Mons 576

Immobilière Ideal	Conversion into housing, shops, businesses and a climbing gym	1070
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01.01.22	Research by Design	
08.03.23	Competition	
07.05.24	Design Review BMA	

	Veld	
	Robbrecht en Daem, Barrault Pressacco / AgwA	

Īlot Bosch

Matexi	Construction of a mixed–use development of 101 homes	1070
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01.01.22	Research by Design	
07.02.24	Design Review BMA	
	DDS+	

Delta

SAU–MSI	Is a mixed STIB + ABP project possible on the plot and what impact will it have on the Master Development Plan (PAD)?	1160
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01.01.22	Research by Design	
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Émeraude

SAU–MSI	At what price could the region buy the federal parcel?	1030
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01.01.22	Research by Design	
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Heliport

SAU–MSI	How can the future conversion of the current building complex be organized?	1000
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01.01.22	Research by Design	
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Mediapark

SAU–MSI	Definition of the future development of the Mediapark city blocks	1030
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01.01.22	Research by Design	
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Metro Delacroix

SAU–MSI	How do you site the entrances to the Delacroix metro station on the public platform?	1070
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01.01.22	Research by Design	
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Paul Brien

Fire Brigade Brussels	Is the programme (extension of the fire station) suited to the site?	1030
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01.01.22	Research by Design	
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Odd Lots

Technische Universität Wien	Where are there odd lots that could interest the TU Wien student studio?	
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01.01.22	Research by Design	
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Recypark Jette

BMA	Construction of a new recycling park	1090
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01.01.22	Research by Design	
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14.09.23	Research by Design	
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03.01.24	Competition	
	Terwecoren Verdickt / Jan Minne, vvv / Larg, Ten / Babini Geysen / Taktyk, Baukunst, Bovenbouw / Overlant	

Neep–Stepman

Municipality of Koekelberg	Definition of the urban ambitions for the area	1081
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18.01.22	Research by Design	
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Grenouillette

SLRB–BGHM	Construction of 66 social housing units and two business units	1130
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19.01.22	Design Review BMA	
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	Lowette & Partners / LD2 Architecture,	
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Chancellerie

Codic	Modifications to a granted permit	1000
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24.01.22	Design Review BMA	
	Archi 2000	

Entre–deux–ponts

Beliris	Conversion of the site as part of the Neighbourhood Contract	1050
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25.01.22	Competition	
	V+	
	51N4E, AgwA / vvv, BC, Générale	

Montoyer 34

Montoyer 34 Leasehold	Renovation of an office building	1000
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25.01.22	Design Review BMA	
	OFFICE	

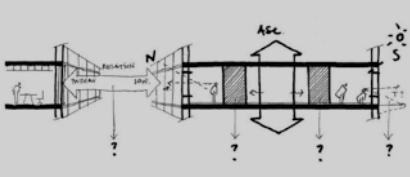
Jupiter

Koramic	Demolition of a supermarket and construction of a mixed–use development with housing	1190
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26.01.22	Design Review BMA	
	Usages	

Proximus – typological study

Immobel	Study on the development of innovative residential typologies for the conversion of the Proximus towers	1000
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28.01.22	Competition	
	a2o / Multiple / Koen Van Synghel	
	List / Piovenefabi, Drom, Bulk, Altstadt / Elseline Bazin / Real Estate	

Athénée royal

Fédération Wallonie–Bruxelles	Redevelopment of Rue de la Croix and Rue du Couvent	1050
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31.01.22	Design Review BMA	
	Alice Boudet–Dalbin	

Croix de Guerre

Clerim	Construction of 36 assisted living apartments and 14 intergenerational homes	1120
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01.02.22	Design Review BMA	
	Fast Forward	

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WTC IV

Zin in Noord 2025	Construction of a hybrid office tower	1000
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01.02.22	Design Review BMA	
	51N4E	

SENA

BBR	Conversion to housing	1000
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07.02.22	Design Review BMA	
	Urban Platform	

Arlon 75

Immobel	Major renovation of an office building without change of use	1040
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07.02.22	Design Review BMA	
	Archi 2000	

Passage PAD Midi

Perspective.brussels	Would a tunnel between Rue de France and Rue des Vétérinaires improve the urban situation?	1060 / 1070
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23.02.22	Research by Design	
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Volta

Fondation Volta XL	Redevelopment of an industrial site and conversion of three buildings into housing	1050
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01.03.22	Design Review BMA	
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22.10.22	Design Review BMA	
	Twyce	

Guidebook quality of public space

Urban.brussels	Production of a manual for the design of generic public spaces	1000
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09.03.22	Competition	
	ORG / Bureau Bas Smets / Traject / Rotor / Common Ground / Plant en Houtgoed	
	OLM / Vectris / Elioth / Ouest / Res Derelictae / Osmos, PTA / Posad Maxwan, Sweco / Buur, Taktyk / ULB / Brat / Louise / Speculoos	

Art and History Museum

Royal Museums of Art and History	Modernization of itineraries and enhancing of exhibits	1000
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10.03.22	Competition	
	Elmes	
	Alice Babini / Helen Van de Vloet, Koen Van Synghel, Lhoas & Lhoas, Sugiberry	

Rue de Paris

Municipality of Evere	Renovation of the Pieter Cnops Museum buildings and garden	1140
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15.03.22	Competition	
	Vers.a	
	Bogdan & Van Broeck, Générale, Mamout, Karbon'	

LionCity I

SLRB–BGHM / Citydev.brussels / Ahold–Delhaize	Conversion of the Osseghem industrial site (Delhaize) into a mixed neighbourhood	1080
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15.03.22	Research by Design	
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29.03.24	Competition	
	Assar / A229 / Java, ORG / Trans / DDS+, a2o / Dierendonckblancke / Terwecoren Verdickt	

Gesù

Gesu	Demolition and construction of a 49–room hotel, 152 housing units and shops	1210
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17.03.22	Design Review BMA	
	DDS+	

LionCity

Citydev.brussels	Definition of the site's density, programme and type	1080
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19.03.22	Research by Design	
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Escaut–Rotterdam

Le Logement Molenbeekois	Renovation of a complex of 7 mixed–use buildings	1080
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21.03.22	Competition	
	BOB361	
	Samyn & Partners, LOW, Karbon', CERAU	

Trône

Motown Trone Construct	Conversion of a group of buildings into a mixed–use housing and office development	1050
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21.03.22	Design Review BMA	
	Kollhoff & Pols	

Leon Grosjean

Capital Construct	Demolition and construction of residential buildings	1140
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22.03.22	Design Review BMA	
	DDS+	

Colonel Bourg 133

Immo Louis De Waele	Conversion of an office building into housing	1140
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22.03.22	Design Review BMA	
	DDS+	

Park Wielemans		
Beliris	Creation of the southern entrance to the Avant–Senne park and improvement of traffic flow	1190
		
29.03.22	Competition vvv AVA / BAS / Paul Lens / Erik Dhondt, Bureau Bas Smets / ORG, PTA, Arcadis / Lab705 / D'ici là	
Expert reuse		
Urban.brussels	Framework agreement for assessing the suitability of existing buildings for total or partial reuse	1000
31.03.22	Competition Origin, Ney & Partners / Kaderstudio, 51N4E / Greisch	
Val d'Or		
Triple Living	Conversion and extension of office buildings into housing, a kindergarten and shops	1200
01.04.22	Design Review BMA Stefano Boeri	
CCN		
CCN Development	Mixed–use development of housing, offices, shops, amenities and public spaces	1030
10.04.22	Design Review BMA	
01.01.23	Research by Design architectesassoc+	
Kuborn		
Capital	Construction of 60 housing units and a hotel	1070
25.04.22	Design Review BMA Frédéric Haesevoets	
The Choice		
Louise 350	Conversion of an office building	1050
25.04.22	Design Review BMA LD2	
Core		
Prob Invest	Conversion of an office building	1000
25.04.22	Design Review BMA A2RC	
Louis Vander Swaelmen 7–9		
Le Logis–Floreale	Renovation of two social housing buildings	1170
02.05.22	Design Review BMA Jourdain	
Police station		
Municipality of Woluwe–Saint–Lambert	Construction of a police station	1200
03.05.22	Competition LAVA Achtergael, Trait, ORG, Muoto	
Cité Modèle – Building 8		
Le Foyer Laekenois	Renovation of a social housing building	1020
06.05.22	Design Review BMA Buro II & Archi+I / MA+P / Establis / Atelier T	
Demets		
Brussels Development Company	Mixed–use development of housing, student accommodation, offices, businesses and shops	1070
06.05.22	Design Review BMA	
19.04.23	Design Review BMA Dierendonckblancke	

Spa The Hotel		
Padox	Is it possible to install a wellness centre on the roof of the hotel base without harming the heritage value of Egmont Park and the modernist architecture of the tower itself?	1000
13.05.22	Research by Design	
Azur		
Comensia	Construction of 26 social housing units	1082
17.05.22	Competition Maker / Gutiérrez–delaFuente B612, Kaderstudio / NET, l'escout, Ouest / Barrault Pressacco	
Home Vanhellemont		
BMA	Is the proposed programme for the new nursing home possible on the site by retaining and/or renovating the existing buildings?	1070
19.05.22	Research by Design	
Public spaces Mediapark		
Beliris	Public space design	1030



25.05.22	Competition Studio Paola Viganò / Fallow Arcadis / Michel Desvigne, West 8 / VK architects+engineers, Sweco / Buur / Espinas Tarraso, Snøhetta	
Move'Hub		
Immoange	Mixed–use project near the Gare du Midi	1070
25.05.22	Design Review BMA	
01.01.23	Research by Design B–architecten / Jaspers–Eyers	
Haecht 226–234		
Citydev.brussels	Conversion of an office building into a mixed–use project	1030
31.05.22	Competition A2M Atlante	

Couronne 496		
Couronne Development	Demolition and construction of a mixed–use development of student accommodation, housing and shops	1050
31.05.22	Design Review BMA BAEB	

PAD Maximilien – Vergote		
Perspective.brussels	Definition of the appropriate density for the new city blocks of the Maximilien–Vergote Master Development Plan (PAD), to ensure spatial quality in the future	1000
10.06.22	Research by Design	
Project lines KBC		
BMA	Definition of the possible scenarios for the conversion of the building with a view to its sale by KBC	1080
10.06.22	Research by Design	
School Contracts – series 4		
Perspective.brussels	Study and development of action programmes	
14.06.22	Competition Act. CityTools, ERU, New South	

Fire Brigade Brugmann		
Fire Brigade Brussels	Is the programme envisaged by Brugmann Hospital, the Siamu and Les Cuisines Bruxelloises too dense for the site or not?	1020
14.06.22	Research by Design	

Carton de Wiart 174		
Immostal	Conversion of a city block into a mixed–use development	1090
17.06.22	Design Review BMA MDW	

Marius Renard		
Municipality of Anderlecht	Construction of multi–purpose amenities and development of a shared garden and a new entrance to the school	1070



20.06.22	Competition Fallow / Lauka Générale, a practice. / Les Marneurs, AAC / Lab705	
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Petit Chemin Vert – Master plan		
City of Brussels	Drawing up of a master plan for the sports venue and its immediate surroundings	1120
23.06.22	Competition Plusoffice / Fallow Baumans–Deffet / Act., Karbon' / Atelier Horizon, Kaderstudio / Latitude / Tuin en Wereld, Buur / Taktyk / Roselyne de Lestrangé	

Toby		
Beliris / Municipality of Etterbeek	Conversion of an industrial building into communal workshops and premises for social activities	1040



27.06.22	Competition V+ / N090 Mamout / Carton123, AA–AR, Trans, dmvA	
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Belmont Court		
AXA	Conversion of an office building	1000
04.07.22	Design Review BMA A2RC	

Souverain 23		
Souverain 23 Land	Submission of modified plans for the façades and surroundings	1170
06.07.22	Design Review BMA OSQB	

Home Shop Centre		
Montea	Creation of a new Home Shop Centre, with landscaping and traffic flow around it	1190
07.07.22	Design Review BMA Arcoteam	

Îlot Shell		
The Dock	Construction of 6 new mixed–use buildings	1070
07.07.22	Design Review BMA Studio Farris	

Newton		
AG Real Estate	Renovation of an office building and redevelopment of the adjacent park	1000
08.07.22	Design Review BMA Jaspers–Eyers	

National Bank		
National Bank of Belgium	Renovation and reconstruction of the building	1000
08.07.22	Competition KAAN / LOW / Bressers Archipelago / David Chipperfield, Altiplan / Mecanoo, Buro II & Archi+I / Cepezed / Sum, MDW / Dierendonckblancke / Architectures Parallèles	

Colonel Bourg 101		
FPD2	Demolition of offices and construction of a building with 81 apartments, shops and offices	1030
12.07.22	Design Review BMA Axent	

Audi logistics hall		
Audi	Construction of a logistics building	1190
15.07.22	Design Review BMA Radermacher & Schoffers	

NOR5		
Cores	Conversion of an office building	1210
16.08.22	Design Review BMA Buro II & Archi+I	

Engeland Lot D2 & D3		
Engeland Development	Construction of a 58–unit apartment building	1180
16.08.22	Design Review BMA A2RC	

Astrid		
AG Real Estate	Partial demolition and conversion of offices into residential units	1140
26.08.22	Design Review BMA DDS+	

Hotel Mercure		
Brefin	Conversion of a hotel building into residential accommodation	1140
26.08.22	Design Review BMA Buro II & Archi+I	

La Pointe		
Le Logis–Floreale	Partial renovation of 84 housing units	1170
30.08.22	Design Review BMA BEAU	

Matisse		
Besix	Partial demolition and conversion of offices into housing	1140
02.09.22	Design Review BMA Neutelings Riedijk	

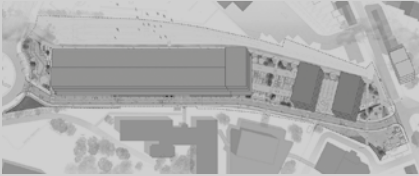
Chaussée d'Anvers 165		
Le Foyer Laekenois	Renovation of the building envelope and installation of a ventilation system for 2 residential buildings	1000
02.09.22	Design Review BMA BEAU	

Usquare – student housing		
SAU–MSI	Renovation, conversion and construction of student accommodation (contract abandoned)	1050
16.09.22	Competition MDW, 360 / URA	

Palais–Usine		
Development Corp. of City of Brussels	Construction of 60 housing units and business premises for production	1000



29.09.22	Competition A229 B–architecten / Veld, ELD / a practice., B612 / Bogdan & Van Broeckk, Manger Nielsen / dmvA	
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Keyenbempt		
BMA	Is it possible to combine the SLRB project and the P+R car park to better integrate and safeguard the existing green space?	1180
		
03.10.22	Research by Design	
Anderlecht P18/L18 and M3/K3 schools		
Municipality of Anderlecht	Renovation and extension of a school complex	1070
06.10.22	Design Review BMA	
	Atelier des Architectes Associés	
Tilleuls		
BinHôme	Renovation of the shell and conversion of a 59–unit residential building	1050
07.10.22	Design Review BMA	
	Karbon'	
CQD Conscience – programme		
Municipality of Evere	Preparation of the basic file, environmental impact report and participation	1140
11.10.22	Competition	
	PTA / Java / Brat	
	Taktyk / Alive / Idea / Brat, Karbon' / Esther Le Roy, Charlotte Chauvin / Brat	
CQD Villas Ganshoren – programme		
Municipality of Ganshoren	Preparation of the basic file, environmental impact report and participation	1083
14.10.22	Competition	
	Taktyk / Alive / Brat	
	CityTools / Brat, PTA / Java / Brat	
ULB Faculté d'Architecture		
ULB	Renovation of the shell and redevelopment of building L	1000
17.10.22	Competition	
	V+ / Hbaat	
	Archipelago / OSK–AR, Baumans–Deffet / Bogdan & Van Broeck, BC / Carmody Groarke, Sergison Bates / Laboratoire	
Skatepark Jette		
Municipality of Jette	Construction of a skatepark	1090
21.10.22	Competition	
	Central / Plant en Houtgoed	
	Les Marneurs / Antidote Skateparks	
CQD Petite Suisse – programme		
Municipality of Ixelles	Preparation of the basic file, environmental impact report and participation	1050
21.10.22	Competition	
	Suède36 / Res Derelictae / Aries / Osmos	
	Lab705 / Brat / Osmos, ORG / Brat	
La Monnaie – De Munt		
Beliris	Renovation of the facades of the Théâtre Royal de la Monnaie	1000
25.10.22	Competition	
	Altstadt	
	Origin, VIA, P.HD, RE–ST	
La Cité Moderne – renovation		
Comensia	Renovation of 173 single–family homes	1082
28.10.22	Design Review BMA	
	Karbon' / Architectures Parallèles / Label	
Perspective.brussels – NWOW		
Perspective.brussels	Redevelopment of office floors	1000
09.11.22	Competition	
	Laura Muyldermans	
	NWLND, Pashenko Works	

Perspective.brussels – NWOW			
Municipality of Saint–Gilles	Renovation and improvement of the qualities of the colonnade	1060	
16.11.22	Competition		
	Act.		
	Les Marneurs, Alive, Alice Babini, Alice Galligo		
School Klavertje Vier			
City of Brussels	Extension of the school and landscaping	1000	
21.11.22	Competition		
	Denkens–Jamaer		
	m–architecture, Central, B–ild		
CRU 8 Stephenson Reine – programme			
Perspective.brussels	Preparation of the basic file, environmental impact report and participation	1000 / 1030	
22.11.22	Competition		
	Tuin en Wereld / Kaderstudio / ABO / Latitude		
	1010au / PTA / Idea / Brat, 51N4E / CSD, ERU / AAC / Brat / Osmos		
Van Meyel			
Municipality of Woluwe–Saint–Lambert	Renovation and extension of the school and the Van Meyel tenant farm into shops and amenities	1200	
22.11.22	Competition		
	A229 / Usages		
	Korteknie Stuhlmacher, B612 / OSK–AR, LOW, V+ / Laboratoire		
Émeraude			
SAU–MSI	Is the programme for an audiovisual school for 500 to 600 students acceptable in terms of size on this site?	1030	
24.11.22	Research by Design		
Cortenbergh 150–158			
Codic	Renovation, partial demolition and reconstruction of an office building	1000	
28.11.22	Design Review BMA		
	Ateliers 2/3/4/ / Jaspers–Eyers		
Place de la Vaillance			
Municipality of Anderlecht	Redevelopment of the square	1070	
29.11.22	Competition		
	Atelier Horizon		
	Arter, OKRA, Taktyk, Espaces–Mobilités		
Brichaut nursery			
Municipality of Schaerbeek / Renovas	Construction of a kindergarten and a community youth centre	1030	
30.11.22	Competition		
	Zampone / Wissel		
	LPPA, Manger Nielsen, Officeu / OSK–AR, Pierre Blondel		
Square Jacques Franck			
Municipality of Saint–Gilles	Comprehensive needs analysis and public space renovation project	1060	
			
02.12.22	Competition		
	New South		
	Suède36, AAC / Dear pigs / Jan Minne, Basil Descheemaeker / Latitude		
Pool Research by Design			
City of Brussels	Framework agreement for Research by Design	1000	
02.12.22	Competition		
	Terwecoren Verdickt / DUSS		
	POLO, Basil Descheemaeker / Chiara Cavalieri / vvv, TER–Consult / Act., Karbon' / BLOC		

Stephenson – amenities and park		
Municipality of Schaerbeek / Renovas	Construction of amenities centre and creation of a park	1030
		
05.12.22	Competition	
	Urban Platform / Buur / Sweco	
	Atelier Made / Studio Paola Viganò, Pierre Blondel, R2D2 / Wald, URA	
LABEL BMA – series 1		
BMA	First call for ideas for the BMA Label	/
07.12.22	Competition	
	Barrault Pressacco, Henri Lebbe / Robin De Ridder / Coördinatie Zenne, Pauline Cabrit / Aurélien Ramos	
Site Croix–Rouge		
3D Real Estate	Conversion of an office building into 30 housing units, conversion of a car park into housing and construction of a residential building	1180
08.12.22	Design Review BMA	
	ectv	
Everegreen		
Matexi	Conversion of an office building into housing, shops and amenities	1140
19.12.22	Design Review BMA	
	A2M	
Épaisseur de l'architecture		
BMA	BMA LABEL – Research into contemporary forms of insulation	
20.12.22	Label BMA	
Westside		
Global Care–Ion II	Mixed–use development comprising housing, a nursing home, serviced residences, a hotel and public amenities (theatre and artists' studios)	1070
22.12.22	Design Review BMA	
	XDGA	
Heyvaert 40–52		
Pelletier Development	Construction of a complex of 42 housing units, 13 co–living flats, shops and amenities	1080
22.12.22	Design Review BMA	
	DDS+	
Bathhouse Brussels		
City of Brussels	Renovation, restoration and redevelopment of the Bains du Centre	1000
22.12.22	Design Review BMA	
	Pierre Hebbelinck	
Territoires de la Nuit		
24h Brussels	Where does Brussels' night life stand today, and how can it be safeguarded and/or positioned for the future?	
01.01.23	Research by Design	
Mariemont 21–22		
BMA / urban.brussels	What is the appropriate density for this site?	1080
01.01.23	Research by Design	
Gray school		
Municipality of Ixelles	Is the school extension programme appropriate for the site?	1050
01.01.23	Research by Design	

Delta		
SAU–MSI	Is a mixed STIB + ABP project possible on the plot and what impact will it have on the Master Development Plan (PAD)?	1160
01.01.23	Research by Design	
Brusafe		
SAU–MSI	Development of the Brusafe training building at the Port Business Park	1000
01.01.23	Research by Design	
12.08.24	Competition	
Maurice Lemonnier		
City of Brussels	How to renovate a modernist façade on a limited budget without losing its iconic value?	1000
01.01.23	Research by Design	
City Dox 6		
Immobilière de la Petite Île	Construction of a building comprising 122 housing units, businesses and shops	1070
09.01.23	Design Review BMA	
	B–architecten / Veld	
KANAL – Bookshop and reading room		
KANAL Foundation	Creation of a bookshop and reading room	1000
11.01.23	Competition	
	Central / Sophie Dars / Pierre Leguillon	
	Lukas Wegwerth / hél, XDGA / L'architecture qui dégenre / Gilles Collard, Aslı Çiçek, Traumnovelle / Collectif GRU, Nord / Emma Cogné / Denicolai & Provoost / Flore Fockedey / Raphaël Pirenne	
Souverain 360		
Besix	Conversion of an office building into 48 housing units and offices	1160
16.01.23	Design Review BMA	
	Urban Platform	
Croissant		
Croissant Development	Renovation of an office building into 80 housing units, shops and offices	1160
16.01.23	Design Review BMA	
	LD2	
Regent 47–48		
Regent Property 4	Conversion of an office building into a mixed–use project	1000
16.01.23	Design Review BMA	
	NWLND	
CPAS Ganshoren – Master plan		
Municipality of Ganshoren	Master plan for a new administrative centre	1083
18.01.23	Research by Design	
17.05.23	Competition	
	Veld	
	CityTools / Archipelago, Taktyk / de baes / Clément Blanchet	
Grand'Place 3–5–7		
ProWinko	Renovation of an office complex	1000
20.01.23	Design Review BMA	
	Altiplan	
NovaCity II		
Citydev.brussels	Construction of housing, shops and amenities	1070
03.02.23	Competition	
	POLO / Espace	
	Buro II & Archi+I / Urban Platform, CERAU	
Project lines Hopital Bordet		
BMA	Definition of the urban planning framework for the sale of the Bordet Hospital site	1000
07.02.23	Research by Design	

Former hearse garage

Alides	Construction of 21 housing units on top of an existing building	1140
10.02.23	Design Review BMA LD2	

Gender mainstreaming

Perspective.brussels	Creation of a gender mainstreaming approach	1000
15.02.23	Competition Victor Lacôte / Eva Kail / ULB Atelier genre–s et sexualité–s / Karbon' THEM / Periferia / Brat, RZK.MKS / Aupa / Garance, L'architecture qui dégenre / ERU	

Schaerbeek-Formation – vision

Perspective.brussels	Development of an overall vision	1000
17.02.23	Competition ORG / Aries / Bureau Bas Smets 51N4E / Studio 2, KCAP / Osmos / Res Derelictae / Atelier Horizon, Studio Paola Viganò / Arcadis / Plusoffice, XDGA / Inbo / Une fabrique de la ville / Tractebel	

STIB–MIVB	Renovation of the STIB depot	1000
02.03.23	Design Review BMA Altiplan	

Bus stand Cureghem

STIB–MIVB	Renovation of the STIB depot	1000
02.03.23	Design Review BMA Altiplan	

Stadsatelierdeville

BC / Democo	Circular hub and production site	1000
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06.03.23	Competition	
07.02.24	Design Review BMA Babini Geysen / Schenk Hattori Fallow, Gafpa, Terwecoren Verdickt	

House of Autism – programmatic study

SAU–MSI	Architectural programming and structural diagnosis	1050
07.03.23	Competition Bollinger+Grohmann / Central Ouest / Dear pigs, BESP / SOLETDEV, Bollinger+Grohmann / Depeyre Monrand / Sophie Dars	

Gounod

SPRB–GOB	Construction of a social housing building	1070
08.03.23	Research by Design	
06.11.23	Competition a practice. / Barrault Pressacco Officeu, Vanden Eeckhoudt–Creyf / Usages, Epoc	

CACI Courtrai–Ostende

Municipality of Molenbeek–Saint–Jean	Axis and Block contract for the Courtrai-Ostende block	1080
10.03.23	Competition Responsible Young Architects / Oteas / Speculoos / Cosmopolis / Karbon' DUSS / Cosmopolis / POLO, Brat / Jes / PTA	

Halle Delhaize – feasibility study

Citydev.brussels / Municipality of Molenbeek–Saint–Jean / SNCB	Definition and feasibility study for the conversion of the Delhaize hall at Gare de l'Ouest railway station	1080
14.03.23	Competition Sportoase / GD&A / Rebel / PTA	

Van Asbroeck school

Municipality of Jette	Master plan and construction of a nursery section and a music academy	1090
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23.03.23	Competition Czvek Rigby / Emilie Bechet Felt, Officeu / LAVA, URA, Java / PTA	
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Élan

En Bord de Soignes	Asbestos removal and renovation of the shell and upgrading of the technical installations of two social housing buildings	1170
23.03.23	Design Review BMA FP / Multiple	

Antares A and B

SLRB–BGHM	Conversion of two office buildings into housing	1200
23.03.23	Design Review BMA DDS+	

ZEMU Bordet

Urbicoon	How does the programme proposed by a private developer fit in with the site and the overall vision for the urban enterprise zone (ZEMU)? Research by Design	1130
24.03.23	Research by Design	

Héliport–Anvers –renovation

Le Foyer Laekenois	Renovation strategy for 800 housing units	1000
28.03.23	Competition Tuin en Wereld / Kaderstudio Officeu / Archipelago, BAS / BC, Altstadt	

KANAL – Bar and brasserie

KANAL Foundation	Interior design of the bar–brasserie	1000
29.03.23	Competition Chancel / Frick Cloupet / Gangloff / Loïzidis Construire / Fait Maison, Rotor / Ouest, Studio Ossidiana / Piovenefabi / studioemile	

KANAL – Restaurant

KANAL Foundation	Interior design of the restaurant	1000
30.03.23	Competition Elmes / Générale B–ild, ACME, Laura Muyldermans / Aurélie Hachez, doorzon	

ULB Faculté de Pharmacie

ULB	Feasibility study for the relocation of the Faculty of Pharmacy	1070
31.03.23	Competition CRIT. / Leidsman / Archipelago Eco–Programmation / Lankry / ALPHAVILLE, A2MO / Idea / Lab705	

GO! Dapperheidsplein

GO!	Definition of a feasible programme for this site	1070
01.04.23	Research by Design	

Maison Africaine

Maison Africaine	Feasibility study for the redevelopment of the Maison Africaine	1050
13.04.23	Competition Waow Atelier Ergon / New South, &Sens, Enesta / Czvek Rigby	

Centre Pierre d'Angle

Pierre d'Angle	Shelter for the homeless	1000
13.04.23	Competition Bauclub Melanie Tamm / Nele Stragier, Karbon'	

The Lighthouse

Besix	Renovation and extension of an office building	1210
26.04.23	Design Review BMA Buro II & Archi+I	

Colonel Bourg 113

BW Promo	Demolition of an office building and construction of housing and offices	1140
26.04.23	Design Review BMA MDW	

Nekkersdal

Vlaamse Gemeenschaps-commissie	Renovation of the community centre	1030
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26.04.23	Competition	
27.05.24	Design Review BMA OSK–AR / Zampone Fast Forward, Import.Export	

Merode 97–103

Citydev.brussels	Construction of housing and a kindergarten	1060
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28.04.23	Competition a practice. / LPPA Sweco / DXA, FP, Matador, Fabrique d'Espaces / Specimen	
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Esseghem – feasibility study

Lojega	Feasibility study for energy renovation and ground–floor activation	1090
04.05.23	Competition Pali Pali / TPF / Traumnovelle DDG / Bast / communa / Maker, Bollinger+Grohmann / RCR / Daidalos Peutz / Altstadt / CityTools, Arcade / DS / de baes / Redevelop, Energ–lr / Ney & Partners, Latitude / Tuin en Wereld / Kaderstudio	

Régence 55–65

Regentinvest	Renovation of a group of office buildings	1000
05.05.23	Design Review BMA Jaspers–Eyers	

Delhaize Mozart

Delimmo / Skyhome / Delhaize Le Lion	Demolition and reconstruction of a mixed–use supermarket and housing project	1180 / 1190
08.05.23	Design Review BMA ADA	

Town hall Auderghem

Municipality of Auderghem	Renovation of the town hall	1160
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10.05.23	Competition Kaderstudio / JCAU B–architecten, Béal & Blanckaert / LLPA, SVR / Poot, a practice. / ELD	
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HQ Belgian Army

Belgian Army	New Defence Headquarters	1140
25.05.23	Design Review BMA Assar	

Cityforward – Master plan

Whitewood	Master plan for the redevelopment of 300,000 m² of office spaces into a mixed–use programme	1000
26.05.23	Competition Osmos / RE–ST / Plusoffice Bogdan & Van Broeck / CityTools, Sven Sterken / Idea / 51N4E, BXLMRS / Idea / XDGA	

Watteau

Bois Watteau	Construction of a materials wholesaler and service building	1020
31.05.23	Design Review BMA Roger Wagschal	

Bus stand Bonne–Enghien

STIB–MIVB	Extension of the STIB tramway depot	1080
31.05.23	Design Review BMA A.D.E.	

Bordet 162

Evere–Caserne	Demolition of a disused fire station and construction of an apartment building	1140
05.06.23	Design Review BMA Syntaxe	

Astro

Highline Brussels / Soap House	Renovation of two office buildings and construction of a residential building	1210
06.06.23	Design Review BMA SMAK / Bureau Bouwtechniek	

Mediapark – Zone K

SAU–MSI	Is it possible to site a police station on this very specific plot of land? What are the implications in terms of underground parking of the plot geometry? Research by Design	1030
08.06.23	Research by Design	

Du bruxellien au bruxellocéne

BMA	BMA LABEL – The Brussels geological formation is not an inert material, but a living organism that people make use of and live alongside. Label BMA	/
09.06.23	Label BMA	

LionCity II

Citydev.brussels	Does the programme (circus school and housing) fit in with the site, taking into account the future social housing in the neighbouring Machtens Towers? Research by Design	1080
12.06.23	Research by Design	
Le Logement Molenbeekois	Definition of the future scenarios for the Machtens Towers	1080
12.06.23	Research by Design	

Belgrado 100–104

Citydev.brussels	Conversion into housing and a recycling centre	1060
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14.06.23	Competition Studiobont / Générale R2D2, LD2 / Arter	
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Dyle 246

Commerce construction	Construction of a residential building and shops	1000
19.06.23	Design Review BMA Atelier 224	

B.R.MET		
Brussels Recycling Metal	Construction of a metal waste collection and recycling centre	1000
21.06.23	Design Review BMA Burtonboy	
Public spaces Jacquet		
Municipality of Koekelberg	Redevelopment of public spaces	1081
23.06.23	Competition Lokus 1010au, DEV–space, Karbon', vvv	
Émeraude		
SAU–MSI	Is it possible to build a police station on this plot and what impact would the security measures have on the public space?	1030
28.06.23	Research by Design	
Hub humanitaire		
Perspective.brussels	Definition of the possible spatializations for the Humanitarian Hub	1000
29.06.23	Research by Design	
Peterbos 17–18		
Beliris	Renovation of social housing	1070
30.06.23	Competition 51N4E A2D /Java, Pierre Blondel	
Eremis		
BMA	Is the density envisaged for the BMA competition acceptable?	1030
30.06.23	Research by Design	
Waelhem		
SLRB–BGHM	Community housing for the elderly	1030



30.06.23	Competition Stekke + Fraas AgwA / ifau / Dogma, Tom Vanhee / Burobill, Denc, LRA / Specimen	
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MRS Albert de Latour		
CPAS–OCMW of the Municipality of Schaerbeek	Extension and renovation of the Albert de Latour nursing home	1030
05.07.23	Design Review BMA ETAU	

Erasmus Gardens Lot F2		
Erasmus Gardens	Housing project	1070
10.07.23	Design Review BMA A2RC	

Groeselenberg		
JCX / Burco	Construction of two apartment buildings and amenities	1180
10.07.23	Design Review BMA Baudouin Courtens	

LABEL BMA – series 2		
BMA	Second call for ideas for the BMA LABEL	/
12.07.23	Competition Maxime Jaume / Lucile Pujol, Barca / Basil Descheemaeker, Ruimteveldwerk	

Tramway Tour & Taxis			
Brussels Mobility	Development of a new tram line and public space	1000	
13.07.23	Competition Laba / CityTools / Taktyk / Arcadis Greisch / Multiple, Bollinger+Grohmann / Rotor / TER–Consult / Richez / Espaces–Mobilités, Sweco, LEA / Agora / Tractebel / Arter		

Woluwe 62			
Galika / Burco	Conversion of an office building	1200	
13.07.23	Design Review BMA Archi 2000		

Meyboom			
BIB Project	Conversion and extension of an office building into student accommodation	1000	
07.08.23	Design Review BMA LOW		

Pépinière			
Eaglestone	Major renovation of offices into apartments and two office spaces	1000	
07.08.23	Design Review BMA Axent		

Clémenceau–Bosch			
Senne Invest	Conversion of an office building into a complex of buildings containing 53 homes, shops and offices	1070	
23.08.23	Design Review BMA DDS+		

AlseMBERg			
SFAR AlseMBERg	Construction of 4 residential buildings	1180	
25.08.23	Design Review BMA Pierre Blondel		

Hôtel Métropole			
Hôtel Métropole	Renovation of the non–listed parts of the Hôtel Métropole	1000	
31.08.23	Design Review BMA Arter		

Universalis Park II Lot B			
UP	Construction of housing and amenities	1050	
31.08.23	Design Review BMA DDS+		

Greenbizz II			
Citydev.brussels	Construction of a business incubator for sustainable businesses	1020	



01.09.23	Competition DDS+ / OYO, Multiple, BC / Générale, Atama		
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Pool public space			
Brussels Mobility	Framework agreement for the development of small public spaces	/	

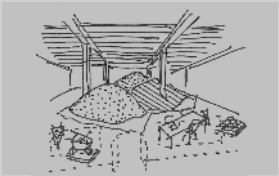


04.09.23	Competition		
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Square Châtelain		
Copan Properties	Conversion of offices into housing and amenities	1050
04.09.23	Design Review BMA A2RC	

Degas		
Everecity	Partial renovation of the building envelope of 4 social housing towers	1140
04.09.23	Design Review BMA &Sens	

BARCA		
BMA	BMA LABEL – Brussels concrete aggregates as a circular alternative for the intermediate layer of roadways.	/



06.09.23	Label BMA		
Goemaere			
Befimmo	Conversion of an office building into collective housing	1160	
08.09.23	Design Review BMA A2M		

Glico Centre		
Ciglo	Demolition of two office buildings and construction of mixed–use buildings	1070
08.09.23	Design Review BMA DDS+	

Printing office National Bank			
Fifty-six gardens	Conversion of the Banque Nationale printing workshops into a mixed–use development of offices, housing and shops	1000	
08.09.23	Design Review BMA DDS+		

Study 'Ville de proximité'			
Perspective.brussels	Study of approaches to the Neighbourhood City and recommendations	1000	
13.09.23	Competition Veldacademie / SFNR Pashenko Works / chaire ETI, C. Newton / POO, Cridsis / Louise		

Spatial/technical and financial feasibility studies			
Perspective.brussels	Studies for the siting of community amenities	1000	
18.09.23	Competition Neustadt Karbon', 51N4E		

Typological catalogue of amenities			
Perspective.brussels	Catalogue of amenities and pooling recommendations	1000	
20.09.23	Competition Forme / ODD 51N4E, Veldacademie / SFNR, Vraiment Vraiment		

Royale Union Saint–Gilloise		
Royale Union Saint–Gilloise	New stadium project for the Union Saint–Gilloise	1190
21.09.23	Research by Design	
09.01.24	Competition	
	OFFICE, grue. / a2o / Multiple, Espaces–Mobilités / Bureau Bas Smets / Baukunst, Plant en Houtgoed / NP2F/ Central, Atmos Lab / Elmes / Arrhov Frick	

Globe Aroma		
Globe Aroma	A forward-looking plan for development scenarios	1000
22.09.23	Competition Karel Bruylandt / New South Ontwerpatelier Chambrang, Sheikh Rezaei / Carton123 / Laura Muyldermans	

Mont Saint–Lambert		
L'Habitation Moderne	Renovation strategy for 300 social housing units	1200
27.09.23	Competition Enesta / vvv / Czvek Rigby Peritas / Taktyk / Redevelop, habitat et rénovation / Sweco / Multiple, Détang / SEA / grue. / V+	

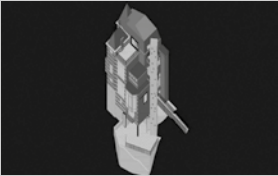
Erasmus Gardens Lots P Q R		
BBR	Construction of a complex of three residential buildings	1070
03.10.23	Design Review BMA A2RC	

Herrmann–Debroux 44			
BBR	Conversion of an office building into mixed–use residential and office building	1160	
03.10.23	Design Review BMA A2RC		

Herbronnen / Ressources			
BMA	BMA LABEL – Research into the potential of over 150 water sources in the Brussels–Capital Region	/	



07.10.23	Label BMA		
Couronne 40			
Municipality of Ixelles	Urban centre for expression and creation and its garden	1050	



25.10.23	Competition Fallow ICI, Tom Vanhee		
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Drootbeek		
City of Brussels	Open space design	1020
06.11.23	Competition grue. PTA, concorde / Buro Kiss / WAUW, 21Solutions / Espaces–Mobilités	

Pacheco – Congrès			
City of Brussels	Definition of programmes and layouts feasible for this site, taking into account the existing protected views	1000	
07.11.23	Research by Design		
Public spaces Cité Moderne			
Municipality of Berchem–Sainte–Agathe	Development of public spaces as part of the Neighbourhood Contract	1082	
09.11.23	Competition Karbon' / Ann Voets / Architectures Parallèles Reservoir A / CityTools, grue. / Stam, vvv / Bios / Barbara Van Der Wee		

Quadrilatères – feasibility study			
SPRB–GOB	Analysis and feasibility mission for three 'quadrilataires' under the Junction tracks	1060	
10.11.23	Competition Ouest / CityTools OYO / Levier, PTA, 51N4E		

Flora II		
CPAS–OCMW of the Municipality of Woluwe–Saint–Lambert	Housing project	1200
13.11.23	Competition	

School Contracts – series 5		
Perspective.brussels	Study and development of action programmes	/
16.11.23	Competition	
	Collectif ipé / Karbon'	
	Periferia / Lab705, Createlli / RZK.MKS	
Ruimteveldwerk		
BMA	BMA LABEL – How to create space for a supportive, super–diverse city and its most vulnerable residents?	
20.11.23	Label BMA	
Nouveau Marché aux Grains		
City of Brussels	Redevelopment of the square	1000
20.11.23	Competition	
	Fallow / Basil Descheemaeker	
	Générale / Laura Muyldermans, grue. / CRIT., Taktyk, PTA	
Green axis of la Petite Colline		
Municipality of Schaerbeek / Renovas	Redevelopment of Place Léhon and adjacent streets	1030
21.11.23	Competition	
	studioemile / Heleen Verheyden / H. Van de Vloet / N. Heindrichs / Carbonifère	
	FPI Consulting / Lokus Landscape / New South, ARA / Studio Basta / 51N4E, MSA	
Meeus 29		
Maison de l'assurance	Renovation and extension of an office building	1000
21.11.23	Design Review BMA	
	Archi 2000	
Les Bruyères school		
Citydev.brussels	Construction of a nursery and primary school	1083
22.11.23	Competition	
	dmvA / A4, Czaar / Zampone, Urban Platform, Fast Forward, POLO	
Tamaris / Hippocampes		
Tamaris Development	Construction of a housing complex	1080
23.11.23	Design Review BMA	
	Symetry	
Super Reine Verte		
Municipality of Schaerbeek / Renovas	Redevelopment of the park	1030
24.11.23	Competition	
	CityTools / Plusoffice	
	Bauclub / Exercice / Carbonifère / Speculoos / L'architecture qui dégenre	
Lepoutre–Brugmann		
Municipality of Ixelles	Redevelopment of green spaces	1050
04.12.23	Competition	
	Plant en Houtgoed / Meow	
	1010au / Collectif CALM–E, Kollektif / Dérive / Écorce	
Boulevard Emile Bockstael		
Beliris	Redevelopment of the avenue	1020
		
07.12.23	Competition	
	Osmos / Traject / ARA / Basil Descheemaeker / Atelier Horizon, Transitec / Common Ground / Les Marneurs / Multiple / Greisch, Tractebel / OLM, Tervecoren Verdickt / Filter Café Filtré / Rotor / Sweco, Stratec / CityTools / Taktyk / Karbon' / Arcadis	

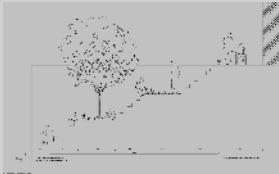
Hôtel Métropole			
Hotel Métropole	Restoration of the listed parts of the Hotel Métropole	1000	
07.12.23	Design Review BMA		
	Arter		

Vallée de la Woluwe			
Pacification construction	Construction of 192 housing units, a community hall and offices	1200	
07.12.23	Design Review BMA		
	DDS+		

Jupiter			
Belfius	Demolition of warehouses, housing and garages and construction of a housing complex	1190	
11.12.23	Design Review BMA		
	Axent		

Souverain 280			
Belfius	Partial conversion of the office building into housing	1160	
11.12.23	Design Review BMA		
	Fast Forward		

Porte de Ninove – quay lowering			
BMA	How to transform the Porte de Ninove into a welcoming waterfront for all the people of Brussels?	1000	



11.12.23	Research by Design		
INSAS			
Wallonie–Bruxelles Enseignement	Conversion of an office building into a college of higher education	1060	
11.12.23	Design Review BMA		
	Wallonie–Bruxelles Enseignement		

Pool Cyclostrade			
Beliris	Framework agreement for the design of wide–lane cycle paths	/	
13.12.23	Competition		
Village Etoile			
Belnima	Construction of a serviced residences and social studios	1180	
14.12.23	Design Review BMA		
	Aico		

Gandhi 2–4			
Le Logement Molenbeekois	Renovation of the towers and outdoor areas	1080	
14.12.23	Competition		
	Dierendonckblanche / ELD, Karbon' / TVK, POLO, WDJA, Jo Taillieu / Brutherr		

Trilogy			
Unibra	Renovation of the buildings at nos. 39 and 40 and demolition and reconstruction of the building at no. 41	1000	
15.12.23	Design Review BMA		
	Archi 2000		

Écuries van de tram			
Beliris	Renovation of Les Écuries	1030	



19.12.23	Competition		
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Brigittines			
Beliris	Renovation of 146 social housing units	1000	
20.12.23	Competition		
	XDGA		
	Karbon', BEAU, AAC / KPW, Cottenier / CERAU		

Régent 45			
Regent Property 3	Renovation of an office building	1000	
21.12.23	Design Review BMA		
	Fast Forward		

Beaulieu			
AG Real Estate / Atenor	Redevelopment of office buildings	1160	



22.12.23	Competition		
	Veld / a2o		
	Kempe Thill, Traumnovelle / Muoto, Altstadt / NWLND, Dogma / Experience, A229, Roffaa / DDS+ / Natura mater		

Schaerbeek Formation – bus stand			
Perspective.brussels	Can the temporary STIB depot fit into the urban project?	1060	
01.01.24	Research by Design		
National hockey stadium			
Beliris	Construction of a national hockey stadium on the Zwartebeek site	1180	
01.01.24	Research by Design		

Project lines Hoogveld			
BMA	Definition of a planning framework for the sale of the Hoogveld site	1082	
01.01.24	Research by Design		
Juliet			
Romeo Development	Demolition of existing car workshops and showrooms and construction of 5 mixed–use buildings	1030	
29.01.24	Design Review BMA		
	Axent		

Klavertje Vier – Nursery and housing			
Development Corp. of CityKindergarten and housing of Brussels		1000	
			
02.02.24	Competition		
	a practice. / Barrault Pressaco		
	Vers.a / AgwA, PTA / Java		

Bacardi			
Waterfront Development Company	Construction of a mixed–use complex of student accommodation, shops, offices and a 51–room hotel	1080	
02.02.24	Design Review BMA		
	Fast Forward		

Brussels Research Institute for Pediatrics			
Beliris	How does the Beliris programme fit in with the CHU Brugmann Campus site?	1020	
05.02.24	Research by Design		

Chartreux			
Matexi	Renovation of offices and conversion of upper floors into apartments	1000	
05.02.24	Design Review BMA		
	A2M		

Gulledelle			
Alides	Demolition of an office building and hangars and construction of a mixed–use development	1200	
09.02.24	Design Review BMA		
	Axent		

Scheutplaneet			
Municipality of Anderlecht	Development of a green space as part of a School Contract	1070	
09.02.24	Competition		
	Plant en Houtgoed, Bios / Citynova / FPIC, Lokus / Campus, 1010au		

Résidence Palace			
BBR / Herpain Urbis	Conversion of a nursing home into housing	1180	
14.02.24	Design Review BMA		
	DDS+		

Children facility Hoogvorst			
Municipality of Schaerbeek / Renovas	Conversion of a former factory into an early childhood facility as part of Urban Renovation Contract (CRU) 2	1030	
15.02.24	Competition		
	Orts & Balleriaux / Vanden Eeckhoudt-Creyf		
	De Visscher & Vincentelli, dmvA, Atelier d'Architecture pour la Ville et le Territoire / ICI, LPPA / SKOPE		

Recypark Jette			
Bruxelles Propreté	Construction of a recycling park and donation centre	1090	
19.02.24	Competition		
	Bovenbouw, Baukunst, Alice Babini / Ten, vvv, Tervecoren Verdickt		

Footbridge Beekkant			
Beliris	Renovation of the footbridge over the railway tracks	1080	
20.02.24	Competition		

Cité des sciences			
BMA	Is the Cité des sciences project coherent on this plot of land if only phase 01 is built?	1080	
21.02.24	Research by Design		

Mélèzes			
Melèzes Invest	Redevelopment of the former Centrale Américaine site	1050	
22.02.24	Design Review BMA		
	Urban Platform		

Hôtel Top Bedford			
Top Bedford	Renovation of a footbridge and regularisation of the property complex	1000	
26.02.24	Design Review BMA		
	Marie Sieben		

ULB Auditoire Janson			
ULB	Renovation of the Janson auditorium and the student centre	1050	



04.03.24	Competition		
	MA2 / Sweco, AAPH / Arcadis / Paysage, B612 / Focketyn / Roma, Tank / Ney & Partners / Suède36, ArtBuild / Architectures Parallèles		

Low traffic streets			
Municipality of Saint–Gilles	Development of public spaces as part of the Neighbourhood Contract	1060	
11.03.24	Competition		

Moutons			
CPAS–OCMW of the City of Brussels	Intergenerational housing and amenities as part of the Neighbourhood Contract	1120	
11.03.24	Competition		

Police Commissariat Zone Montgomery

Police of zone Montgomery	Construction of the new central police station for the Montgomery police area	1040
11.03.24	Competition	
	Stéphane Beel	
	OFFICE / Jo Taillieu, Assar, Archipelago / Atama	

Institut des Ursulines school

Phicap	Construction of a multi-purpose sports hall open to the neighbourhood	1081
12.03.24	Competition	
	Atelier 4/5 / Kaderstudio	
	Vers.a, Desmichelle / Lab705	

Opening up of the Woluwe

Brussels Environment	Reintegration of water into the urban environment	1170
14.03.24	Competition	
	Écorce / Plant en Houtgoed / De Urbanisten, MDA / Antea Group / CLUSTER, Biotec / Carbonifère / O.U.V.R.A.G.E.S., Buur, Collectif Cuistax / Hesselteer / Stream & River / Omgeving	

Tour Triomphe

Triomphe 172	Demolition of an office building and construction of a residential building, offices and shops	1160
18.03.24	Design Review BMA	
	51N4E	

CERIA – Building 10

Commission communautaire française	Total renovation envelope of building 10	1070
20.03.24	Design Review BMA	
	Trait	

Politique du lange

BMA	BMA LABEL – Baby-friendly urban planning in Brussels: thinking, designing and developing public spaces for the very young	/
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02.04.24	Label BMA	
Armistice		
Municipality of Koekelberg	Mixed-use building with bicycle amenities, public bicycle parking and housing	1081
04.04.24	Competition	

Square de l'accueil

Municipality of Evere	Construction of a sports hall and premises for associations	1140
16.04.24	Competition	
	Vers.a / AgwA	
	Urban Platform, Lauka / Ouest, Hbaat / V+, Label / vvv	

Technicity.brussels

Beliris	Construction of an adult education centre	1070
18.04.24	Competition	
	Czvek Rigby	
	Altiplan, Baukunst, MDW, DROM / OSK-AR	

Nautea

Nautea	Construction of 5 mixed-use buildings	1080
19.04.24	Design Review BMA	
	JVST / Altiplan	

Scenography “Soft Power”

Swiss Architecture Museum	Scenography for the Soft Power exhibition organized by the Swiss Museum of Architecture	/
19.04.24	Competition	
	Asli Çiçek	
	Carlos Pena / Damien Nuyts Roussel, Stiller / studioemile	

Jamar–Midi

Brussels Mobility	Redevelopment of boulevard Jamar and boulevard Midi following work on metro 3	1070 / 1060 / 1000
22.04.24	Competition	
	CityTools / Studio Paola Viganò / Arcadis	
	Strateg / EcoRes / TER–Consult / Greisch / Espaces–Mobilités, Peps / JNC / Artelia	
	Coloco, Aries Consultants / ARA / Bollinger+Grohmann / LDA Design / Org, Sweco	

Royale 138

Crown Center	Conversion of an office building into a hotel	1000
22.04.24	Design Review BMA	
	Buro II & Archi+I	

Peereboom–Van Overbeke – feasibility study

Lojega	Feasibility study for the Peereboom–Van Overbeke site	1083
22.04.24	Competition	
	OSMOSE / Cenergie / Ney & Partners / Veld	
	Bast / communa / Maker, Latitude / Energ–lr / Ney & Partners / Tuin en Wereld / Kaderstudio / Pali Pali, CityTools / BESP / Archipelago	

Merlo

BinHôme	Renovation of a social housing building	1180
26.04.24	Design Review BMA	
	CLN / V+ / BB	

Cadol

Municipality of Koekelberg	Renovation of the Salle Cadol and development and opening up of the playground at the A. Swartenbroecks school	1081
06.05.24	Competition	
	Lokus / Ouest	
	Label / DEV–space, Latitude / Alice Galligo / Epoc, Burobill / Studio Basta, CLN / Alain Richard	

Erasmushogeschool

Erasmushogeschool Brussel	Renovation of the lower three floors of the existing building	1090
10.05.24	Design Review BMA	
	Archipelago / POLO / VK	

Pool Research by Design

City of Brussels	Framework agreement for Research by Design	1000
13.05.24	Competition	
	Crit. / Kollektif / Corridor, Act. / TER, Veld / grue. / Écorce, Res Derelictae / POLO / DUSS, Central	

Haute École Francisco Ferrer

City of Brussels	Conversion of offices into a university	1000
14.05.24	Design Review BMA	
	Altiplan	

Park Weststation

Brussels Environment	Development of the Gare de l’Ouest park	1080
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21.05.24	Competition	
	Arter, B–ild / Omgeving, SKOPE / Les Marneurs, Studio Paola Viganò, LPPA / Taktyk / Pigeon Ochej	

Beursschouwburg

Government of Flanders	Renovation and conversion of the Beursschouwburg	1000
24.05.24	Competition	
	Kaderstudio / Atelier 4/5, BC, Bovenbouw, Havana / Gevelinzicht	

Versailles – amenity

City of Brussels	Construction of a lively exchange centre and amenities as part of the Neighbourhood Contract	1120
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27.05.24	Competition	
Hall Horta		
Bozar	Redevelopment with furniture and scenography	1000
30.05.24	Competition	
	Giusto Van Campenhout	

	Yuichuri Onuma / Henri de Chassey / Transsolarklima, AHA / Lilith Ronner van Hooijdonk / Anne Dessing, Stand Van Zaken / Stefanie Everaert / Theo De Meyer, Jozef Wouters	
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Stadium Vander Putten – housing

Development Corp. of City of Brussels	Construction of 120 housing units and sports amenities	1000
31.05.24	Competition	
Usquare – student housing		
SAU–MSI	Project comprising student accommodation, auditorium and shops	1050

31.05.24	Competition	
Wildlife bridge		
Beliris	Construction of a wildlife bridge over the chaussée de la Hulpe	1170
03.06.24	Competition	
	Baukunst / Util / Arne Deruyter, Multiple / SEA / Paysage / Les Marneurs, Explorations / Bollinger+Grohmann / Atelier Horizon, Ney & Partners / Omgeving, Reservoir A	

Palmerston

Whitewood	Conversion of offices into housing as part of the Cityforward project	1000
03.06.24	Competition	
	Manger Nielsen / La Soda	
	Arter / LD2, Taktyk / &Bogdan, A–tract / Buro II & Archi+I, Altstadt / LDSRa / Burö Juliane Greb / Jan Minne	

Ilot 130

Whitewood	Redevelopment of the block as part of the Cityforward project	1000
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03.06.24	Competition	
	a2o / Veld / Morris+ / TN+	
	Maccreanor Lavington / Popma ter Steege / V8 / Juurlink+Geluk, 3XN / GXN / ArtBuild / Delva, Bovenbouw / Caruso St John / Kollektif, OZ / STIJLGROEP	

Toison d’or

SLRB–BGHM	Conversion of two office buildings into housing	1060
18.06.24	Design Review BMA	
	Matador / AgwA	

Belliard–Trèves

Whitewood	Renovation and conversion of two office buildings as part of the Cityforward project	1000
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19.06.24	Competition	
	Altstadt / NWLND / Jeroen Provoost	
	Buro II & Archi+I, OYO / WDJJA, Mamout, OBR	

Facilitator Low-traffic neighbourhoods

Brussels Mobility	Framework agreement for project management assistance for mobility projects	/
20.06.24	Competition	

Lifehub

Befimmo	Conversion of a former office building into a multifunctional building with two schools, sports facilities and community centre	1050
24.06.24	Design Review BMA	
	Buro II & Archi+I	

House of Autism

SAU–MSI	Redevelopment of a Usquare heritage building into a Maison de l’Autisme	1050
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26.06.24	Competition	
Nursery Jacquet		
Municipality of Koekelberg	Kindergarten as part of the Neighbourhood Contract	1081
27.06.24	Competition	

Cité Moderne – Maison des initiatives

Municipality of Berchem–Sainte-Agathe	Construction of a community centre, sports hall and social integration enterprise	1082
28.06.24	Competition	
	Agmen / Lauka	
	Officeu / Atelier Horizon, Elmes / Julien Boidot	

Masui

CPAS–OCMW of the City of Brussels	Project for 11 intergenerational housing units at the entrance to Parc de la Senne as part of the Neighbourhood Contract	1000
01.07.24	Competition	
LABEL BMA – series 3		
BMA	Third call for ideas for the BMA LABEL	/
01.07.24	Competition	
	Plant en Houtgoed, L’équipe, Romina Cornejo Escudero	

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SOFT POWER

**10 Years
of Bouwmeester
Maître Architecte
in Brussels**

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BMA

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Atelier Sven Beirnaert (ASB) is a graphic design office that makes books for national and international publishers as well as museums and galleries. ASB has won several awards, including the DAM Architectural Book Award (Frankfurt, Germany) and the Best Designed Book in Flanders.

