



# URBAN RENEWAL POLICY IN BRUSSELS



**Sustainable Neighbourhoods Contracts**

**METROPOLIS**





# 25 YEARS OF EXPERIENCE

## 1 HISTORICAL PROCESS

BEFORE 1989

BIRTH OF A NEW PHILOSOPHY

## 2 PRINCIPLES

TERRITORIAL APPROACH AREA  
IMPLEMENTATION TIME

DIFFERENT TIME FRAMES

INTEGRATED APPROACH CONTRACT

4 TYPES OF ACTIONS

## 3 PROCESSES

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PARTICIPATION OF THE STAKEHOLDERS

## 4 RESULTS AND FUTURE

25 YEARS OF SNC

PUBLIC RESOURCES

EXAMPLARY BUILDINGS

HOUSING, INFRASTRUCTURES,  
PUBLIC SPACES, ENVIRONMENT

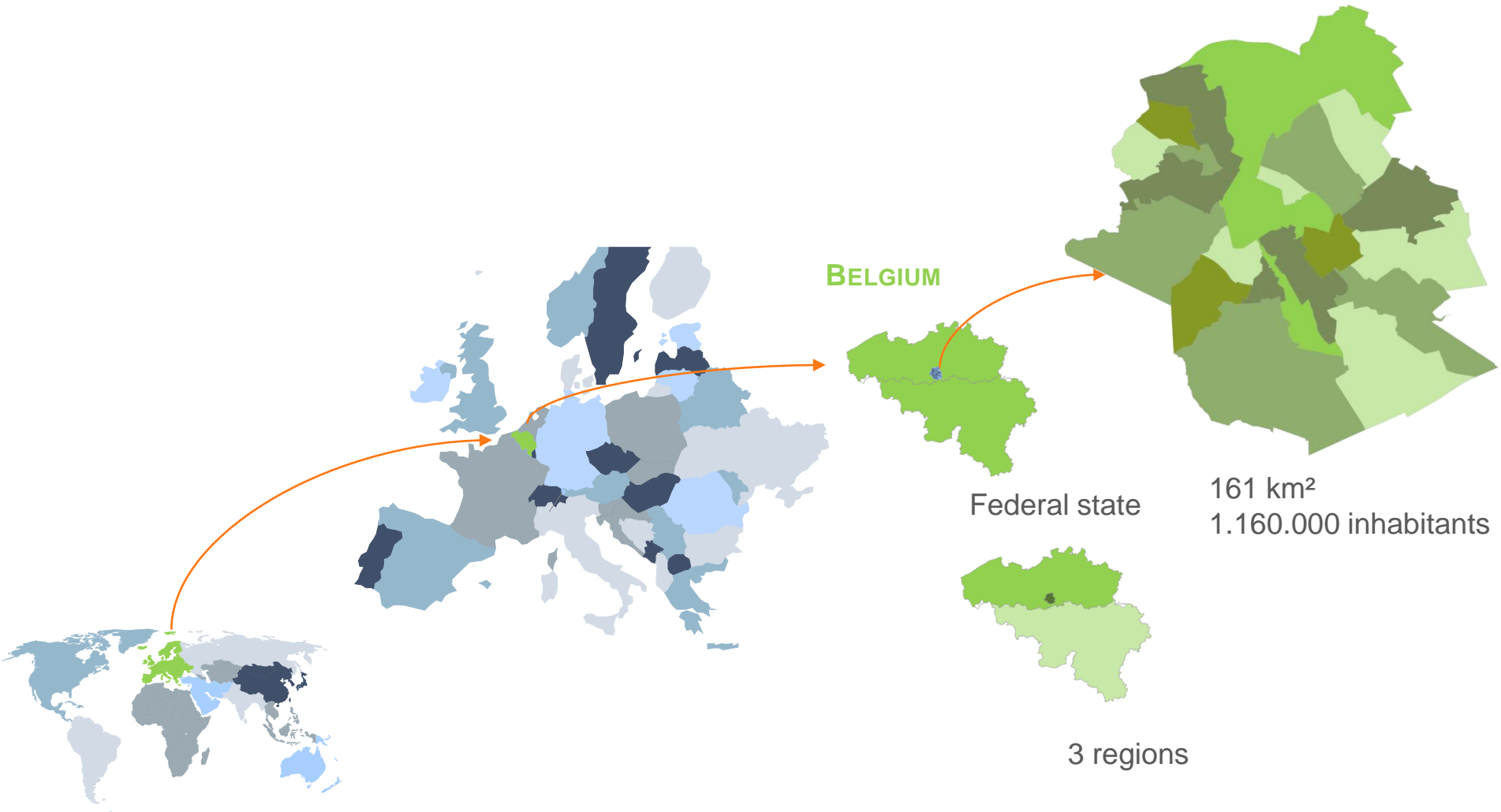
PILOT PROJECTS

## REGION OF BRUSSELS

19 municipalities

Bruxelles, the most spread : 33 km<sup>2</sup>

Saint-Josse, the smallest : 1,1 km<sup>2</sup>





# 1 | HISTORICAL PROCESS

## HISTORICAL PROCESS BEFORE 1989

- 1958 ○ Universal Exhibition of Brussels
- 1970 ○ « Bruxellisation » (Cité Administrative de l'Etat, Quartier Nord, Marolles) Initial time for the urban struggles
- 1976 ○ Sector Plan – Advertizing measures – public enquiry and consultation committee
- 1989 ○ Birth of the Region of Brussels



1958

1970

1976

1989

1993

1995

1997

2002





1958

1970

1976

1989

1993

1995

1997

2002

« Enterrement symbolique du promoteur, de sa fidèle épouse la bureaucratie et de leur fils, le projet gouvernemental » d'expropriation de la Marolle en 1969. Le projet est abandonné.



1958

1970

1976

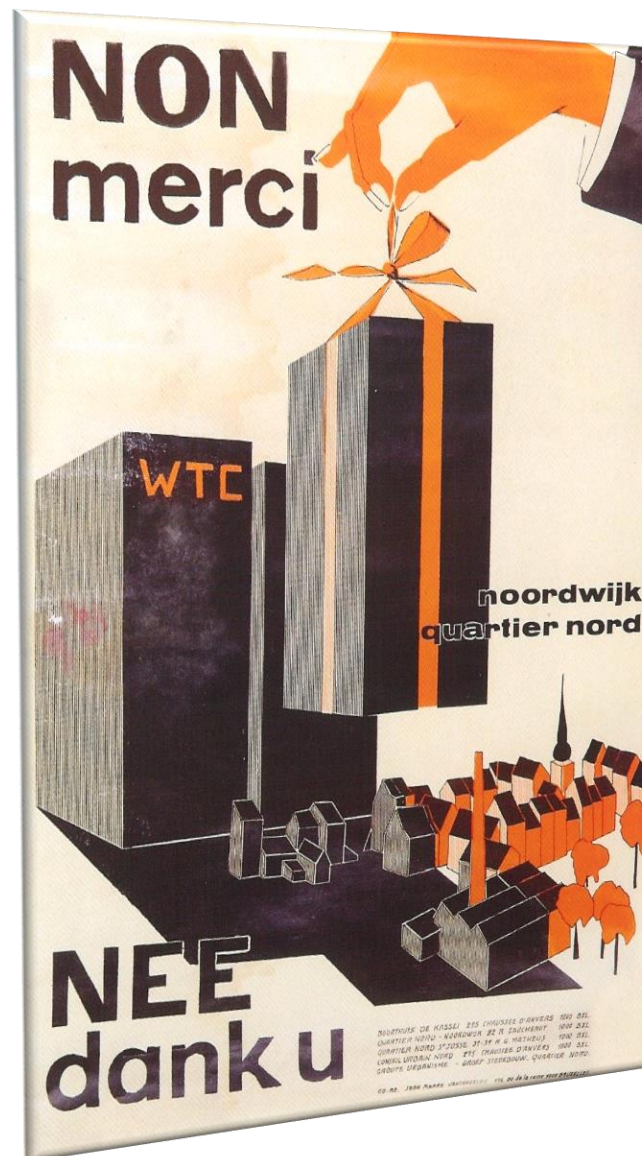
1989

1993

1995

1997

2002





1958

1970

1976

Project of Sector Plan –  
Advertizing measures

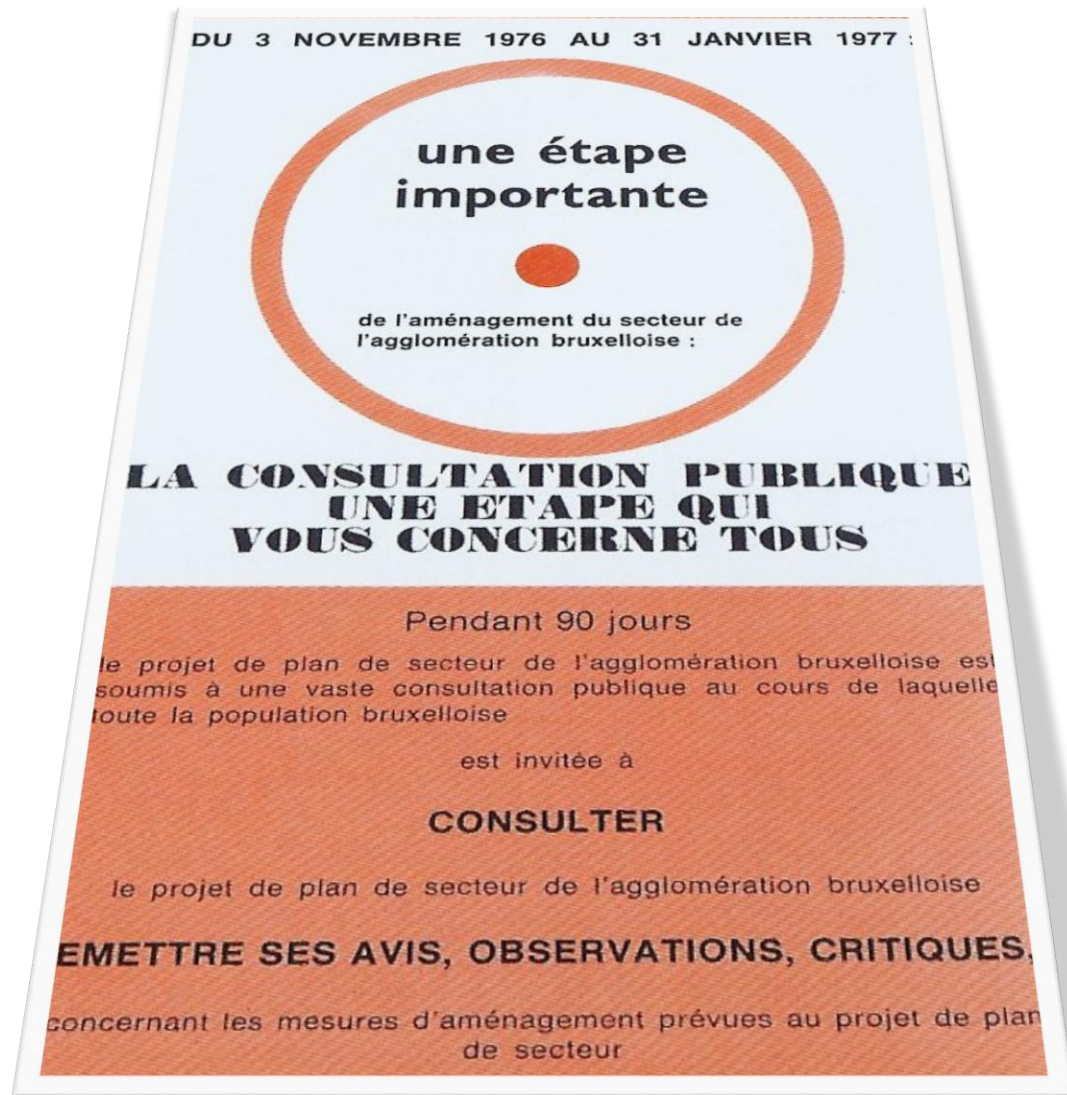
1989

1993

1995

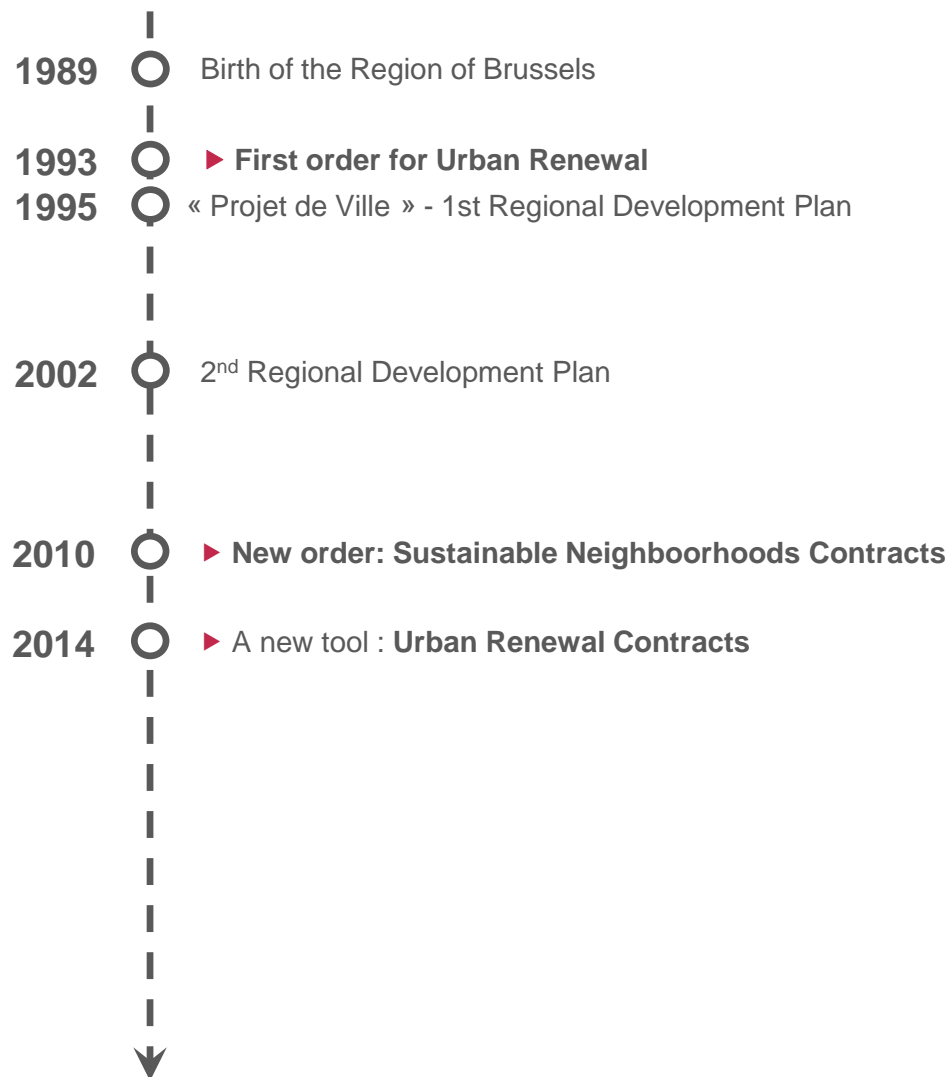
1997

2002



## HISTORICAL PROCESS

### BIRTH OF A NEW PHILISOPHY



#### CONTEXT IN 1989, A NEW APPROACH

5 purposes

Urban observation

3 aspects

## GENERAL CONTEXT IN THE CENTRAL NEIGHBOURHOODS OF THE REGION



## QUARTIER DE LA ROSÉE





QUARTIER DE LA ROSÉE



## A NEW APPROACH

- ▶ *The neighbourhood revitalisation programmes take shape*
- ▶ *To improve neighbourhoods for residents*



© Marie-Françoise Plissart



## Rue de Jérusalem 2-4 – Chaussée de Haecht

Neighbourhood contract : Jérusalem

Architect : **ARJM Architecture & Urbanisme**

Project owner : municipality of Schaerbeek

**Construction of five dwellings and a medical centre**





MDWARCHITECTURE

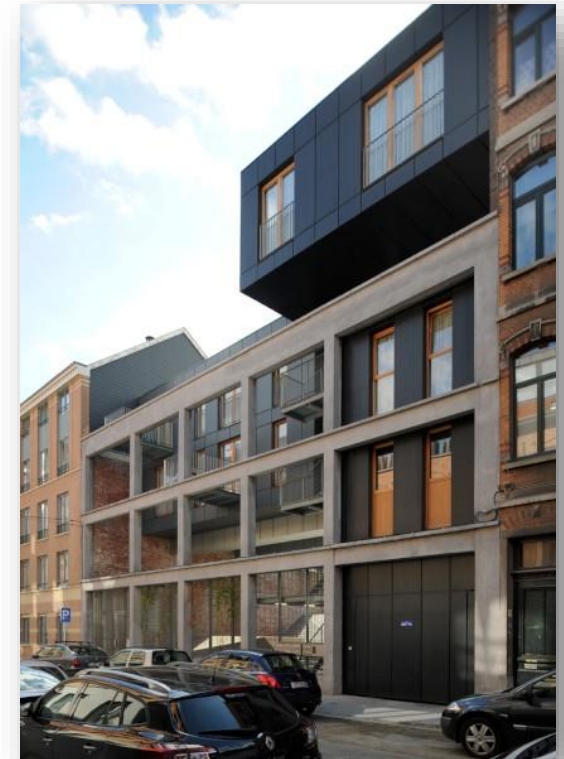
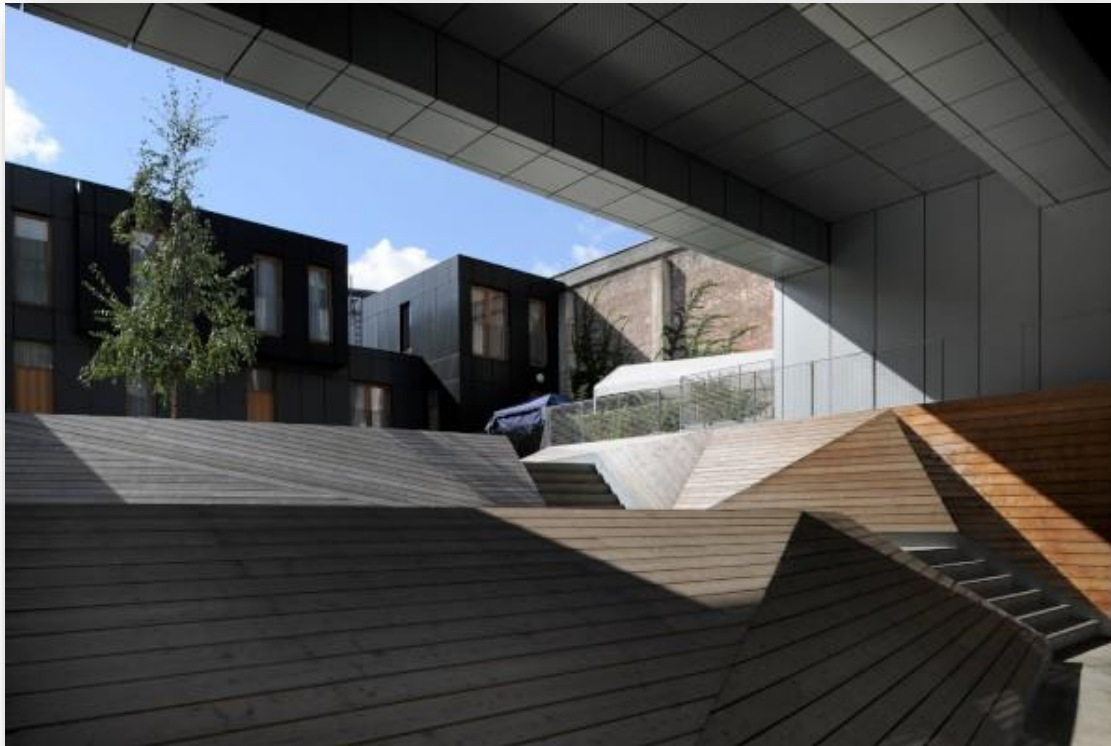
**Rue Le Lorrain, 8 - Ancien site Brumétal**

Neighbourhood contract : **Maritime**

Architect : **MDW ARCHITECTURE**

Project owner : **municipality of Molenbeek**

**Conversion of the Brumétal scrap metal yard into a group of seven large dwellings in a pleasant 800 m<sup>2</sup> space in the interior of a housing block, opening onto the surrounding neighbourhood**







**Rue d'Anderlecht, 147**

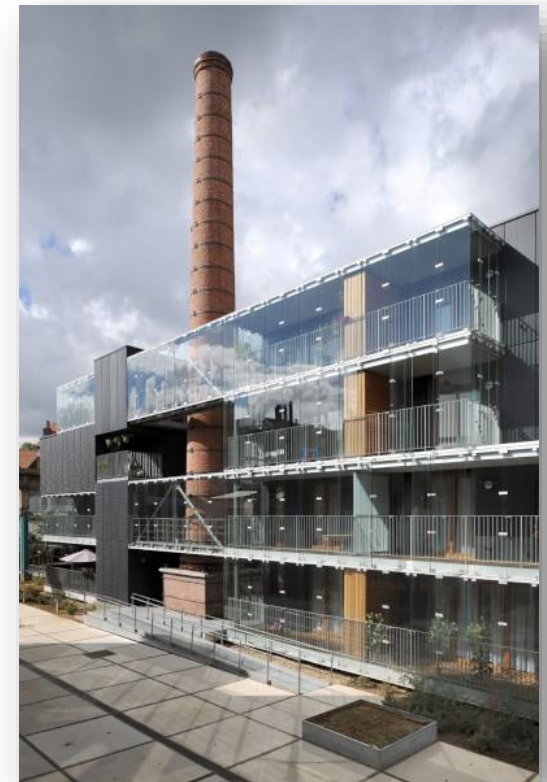
**Ancienne Savonnerie Heymans**

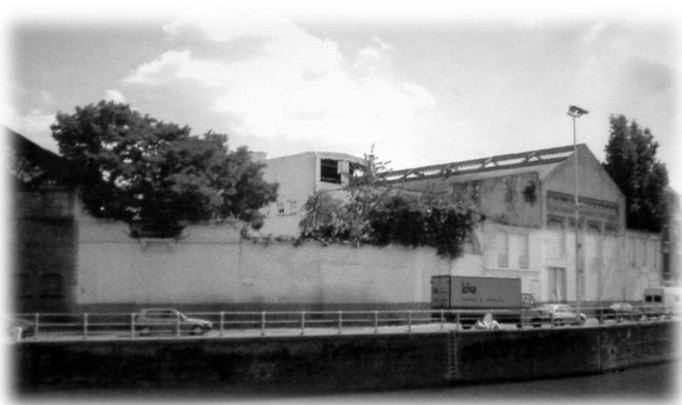
Neighbourhood contract : **Van Artevelde**

Architect : **MDW ARCHITECTURE**

Project owner : **municipality of Brussels-City**

**Conversion of the former Heymans soap factory into 42 dwellings, plus shared amenities and green space**





### **Quai de l' Industrie**

Neighbourhood contract : **Heyvaert**

Architect : **Pierre Blondel Architectes**

Project owner : **municipality of Molenbeek**

**Construction of a sports complex  
and community centre**



© BePicture



## A NEW APPROACH

5 purposes

Urban observation

3 aspects



© Serge Brison



contrats de  
quartiers durables  
duurzame  
wijkcontracten  
.brussels 



LOGEMENTS  
WONINGEN

ESPACES PUBLICS  
OPENBARE  
RUIMTEN



ENVIRONNEMENT  
LEEFMILIEU

ÉQUIPEMENTS  
VOORZIENINGEN



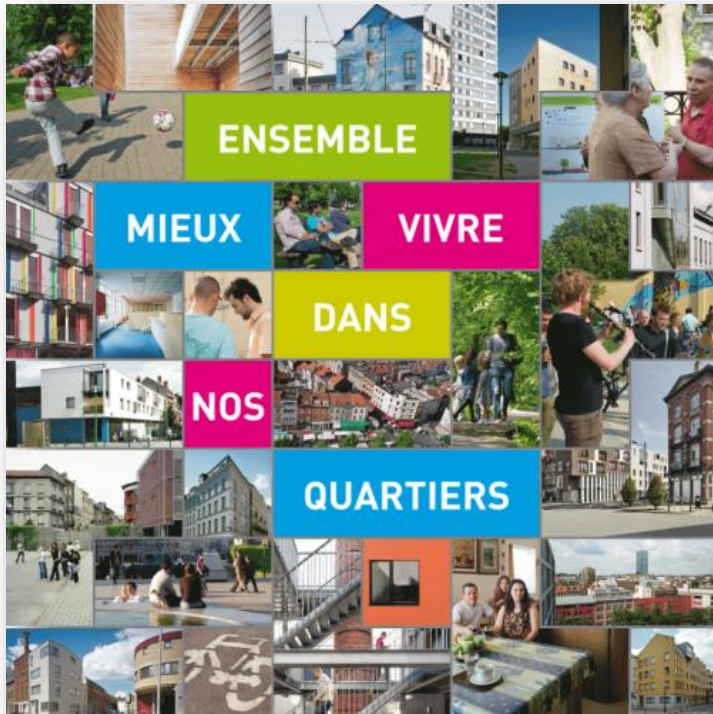
COHÉSION SOCIALE  
SOCIALE COHESIE

URBAN RENEWAL POLICY IN BRUSSELS  
SUSTAINABLE NEIGHBOURHOODS CONTRACTS



## 2 | PRINCIPLES

### INTEGRATED APPROACH, working for and with inhabitants/stakeholders

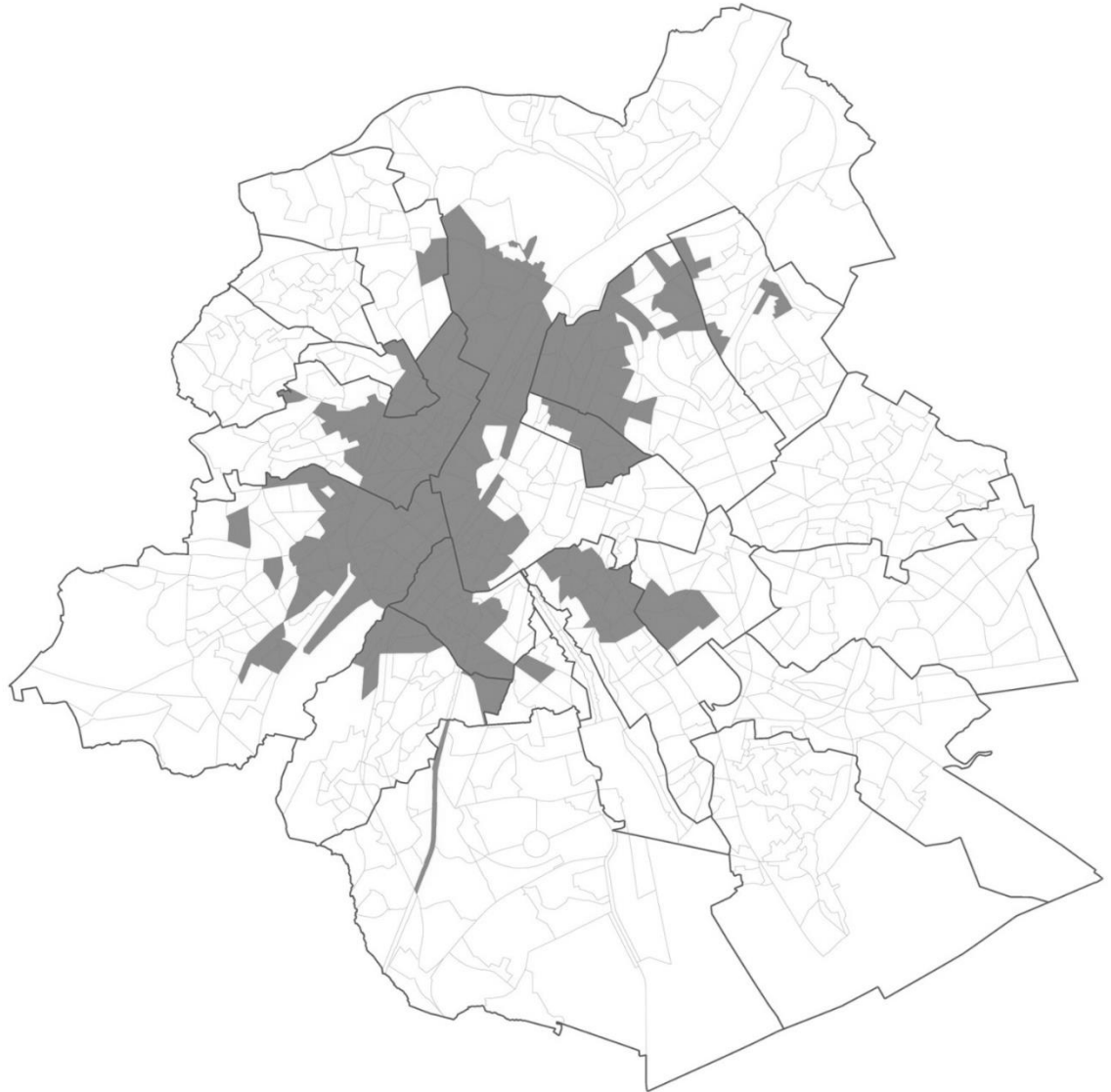


- ▶ *Restructuring neighbourhoods in order to restore their functions*
- ▶ *Contract between the Region and a Municipality to guarantee program and funding*

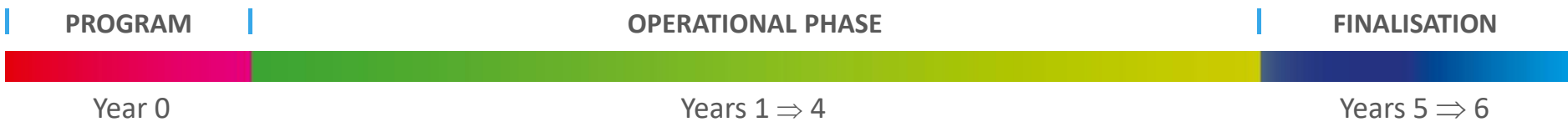
## TERRITORIAL APPROACH AREA

### Urban Renewal Area

- Rate of unemployment
- Income of the inhabitants
- Density of construction



## IMPLEMENTATION TIME FOR THE PROGRAM



### DIFFERENT TIME FRAMES to be reconciled

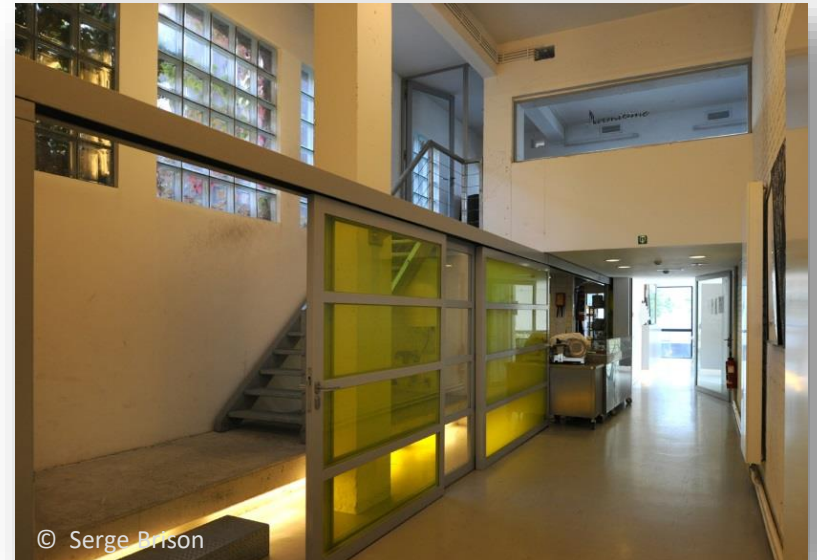
- ▶ *Inhabitants*
- ▶ *Politicians*
- ▶ *Administrations*

## 4 TYPES OF ACTION TO RENEW NEIGHBOURHOODS



## PROPERTY OPERATIONS

- ▶ *Production of social housing*
- ▶ *Local facilities and infrastructures*
- ▶ *Productive and commercial spaces*



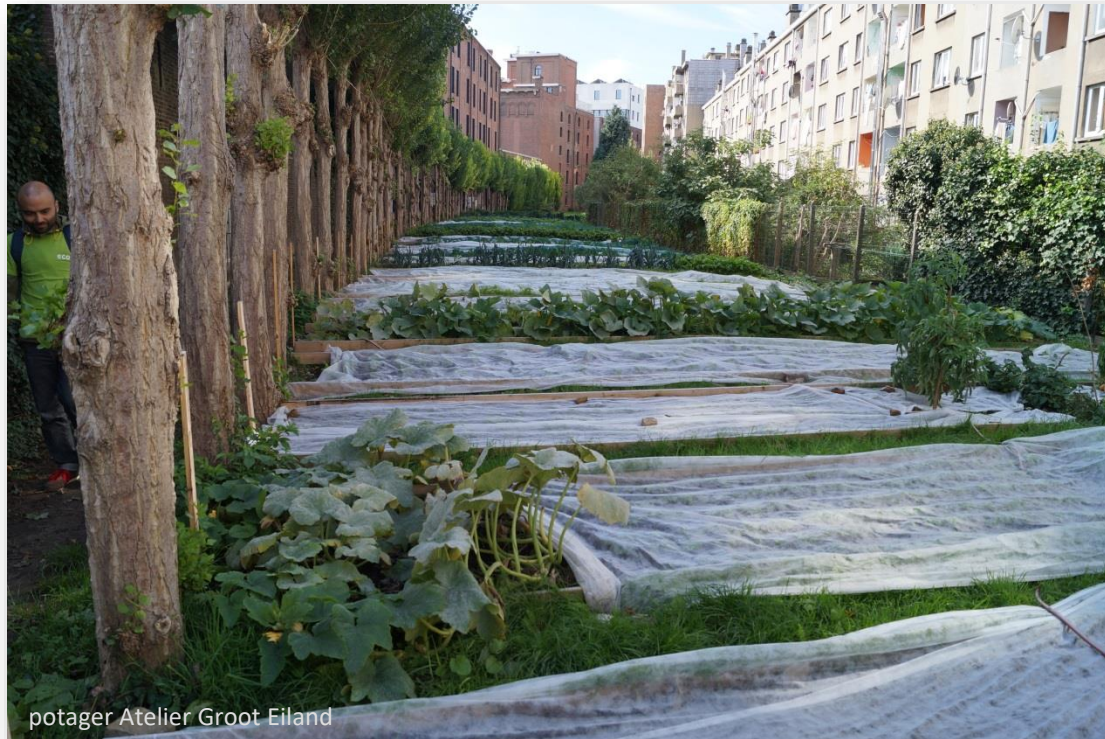


## OPERATIONS ON PUBLIC SPACE

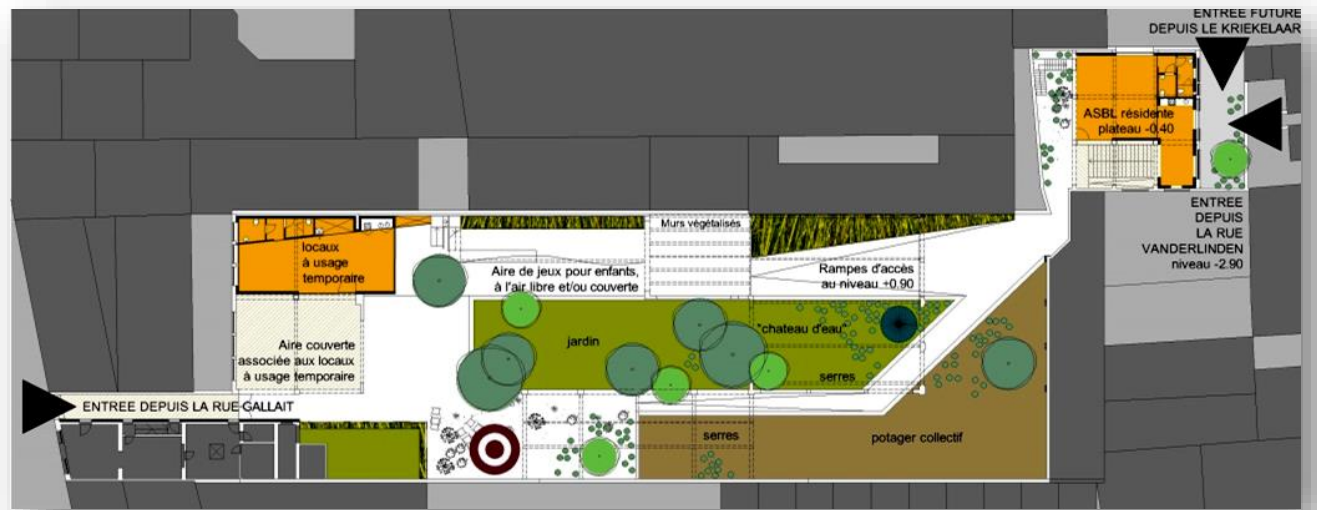
- ▶ *Improve conviviality and accessibility*
- ▶ *Restore balance in the relation between motorists and other users*
- ▶ *Create green spaces*
- ▶ *Create outdoor developments and play facilities*



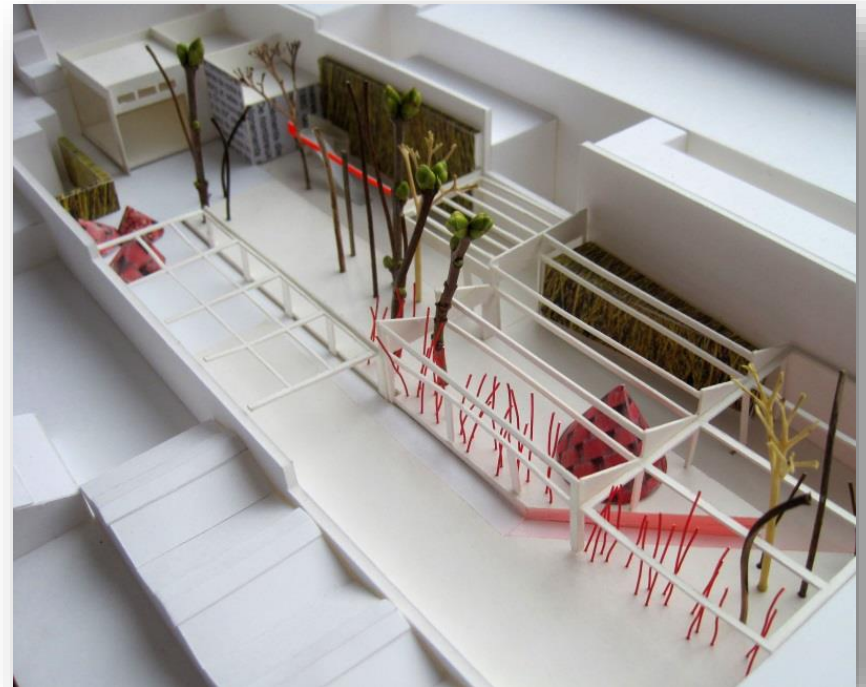
## SOCIOECONOMIC OPERATIONS







## ENVIRONMENTAL OPERATIONS



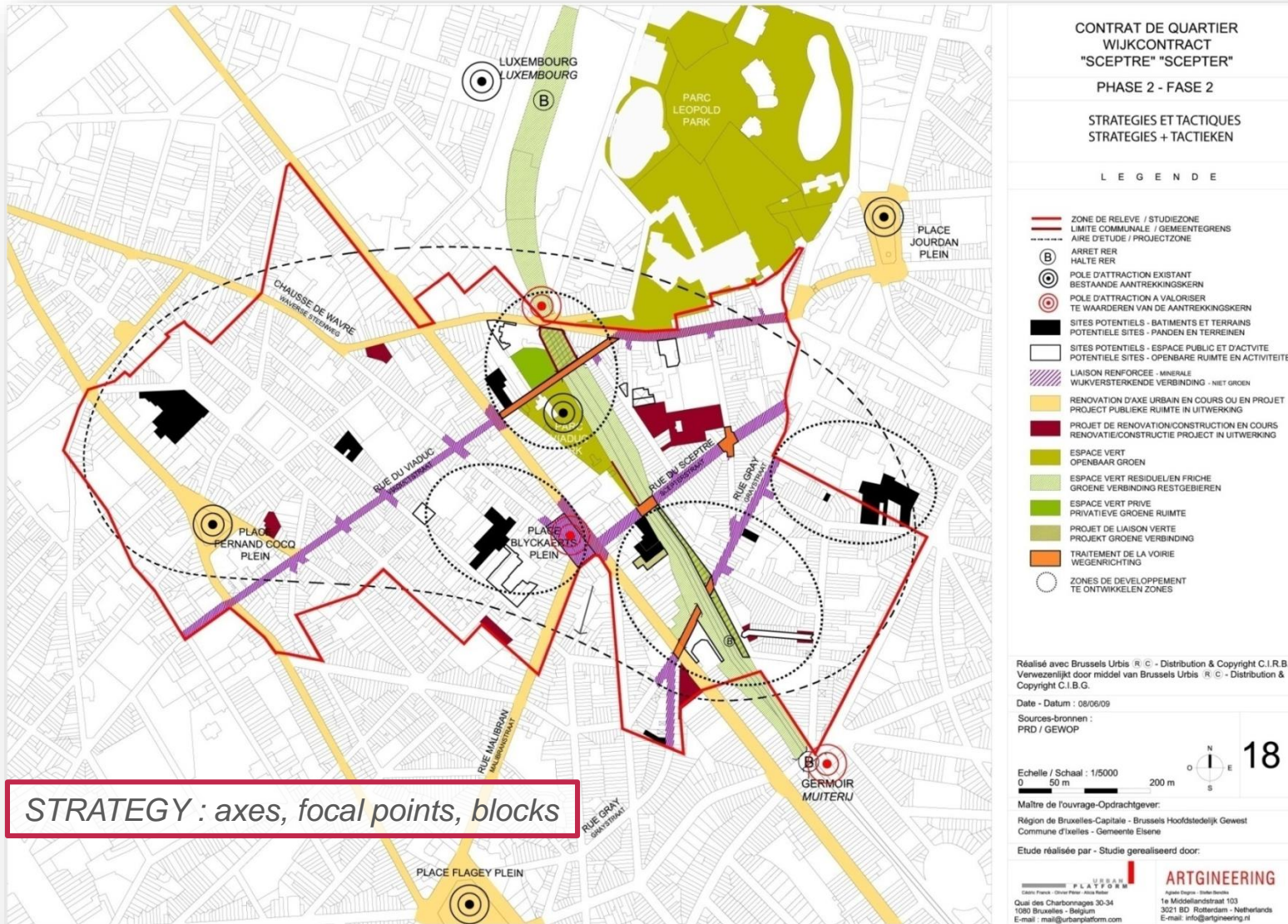


### 3 | PROCESSES

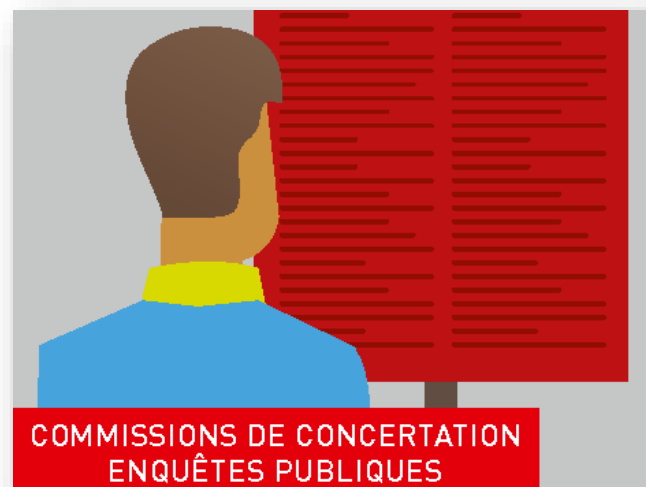
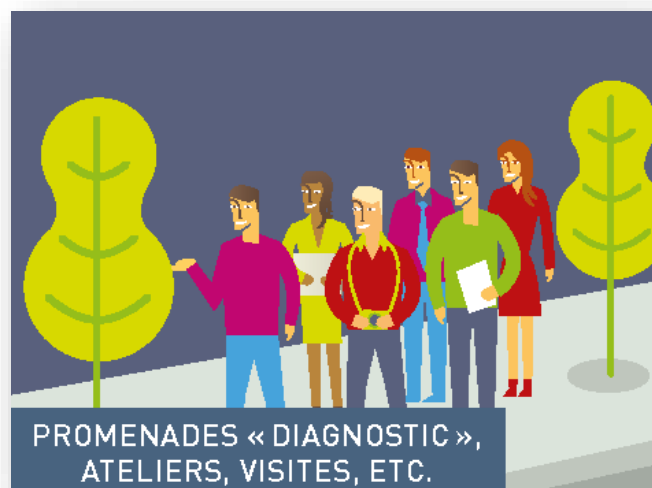
## STUDY

Putting together the basic file

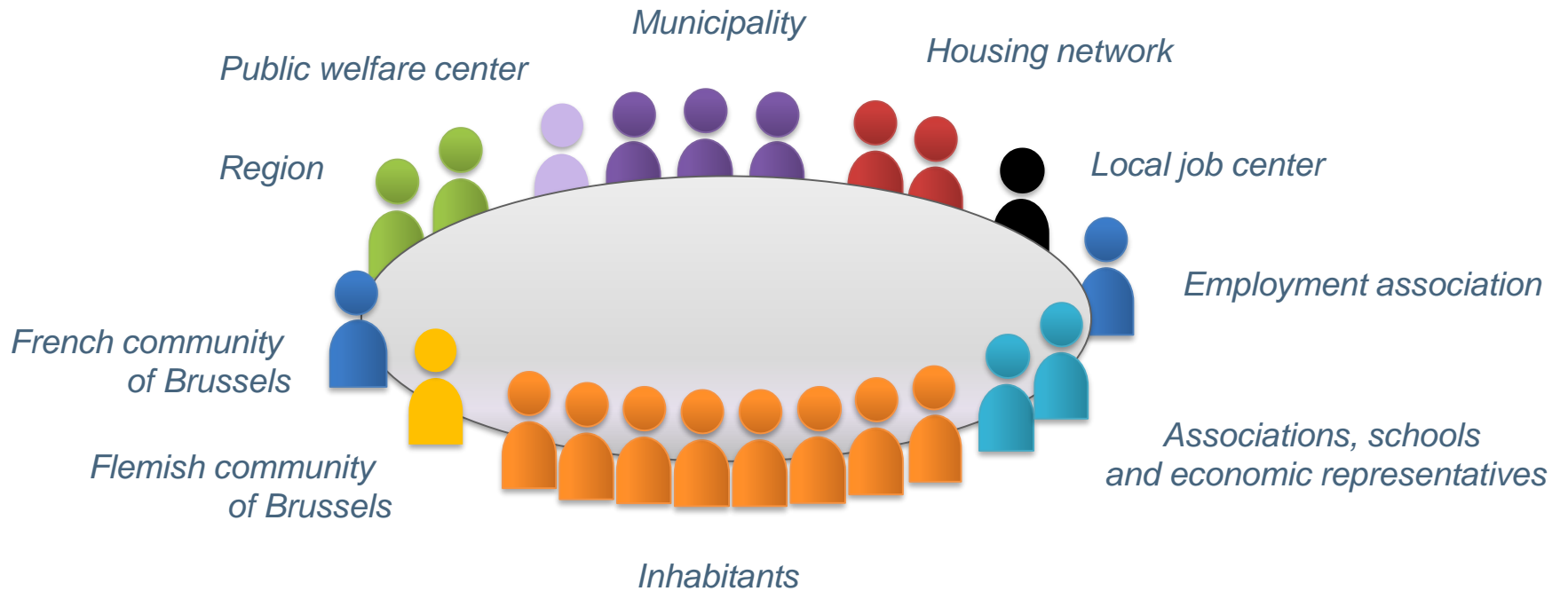
- ▶ diagnosis of the perimeter
- ▶ strategies of revitalisation
- ▶ priorities and program



## PARTICIPATION OF THE STAKEHOLDERS



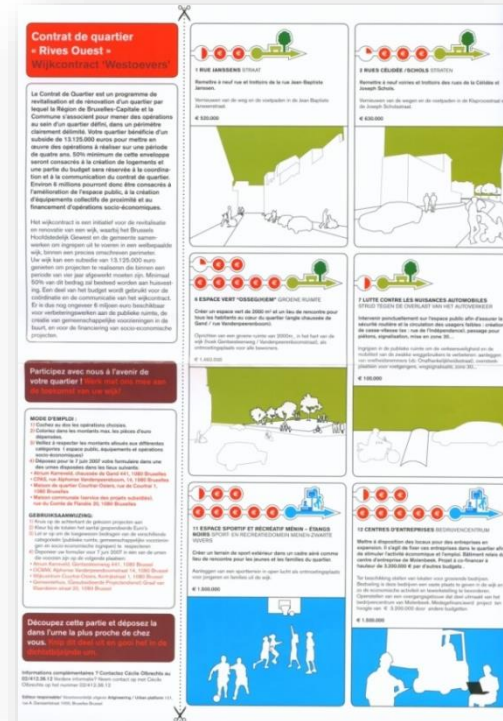
## NEIGHBOURHOOD COMMITTEE







## EXAMPLES OF ACTIVE PARTICIPATION



## 4 | RESULTS





### 25 YEARS OF SNC

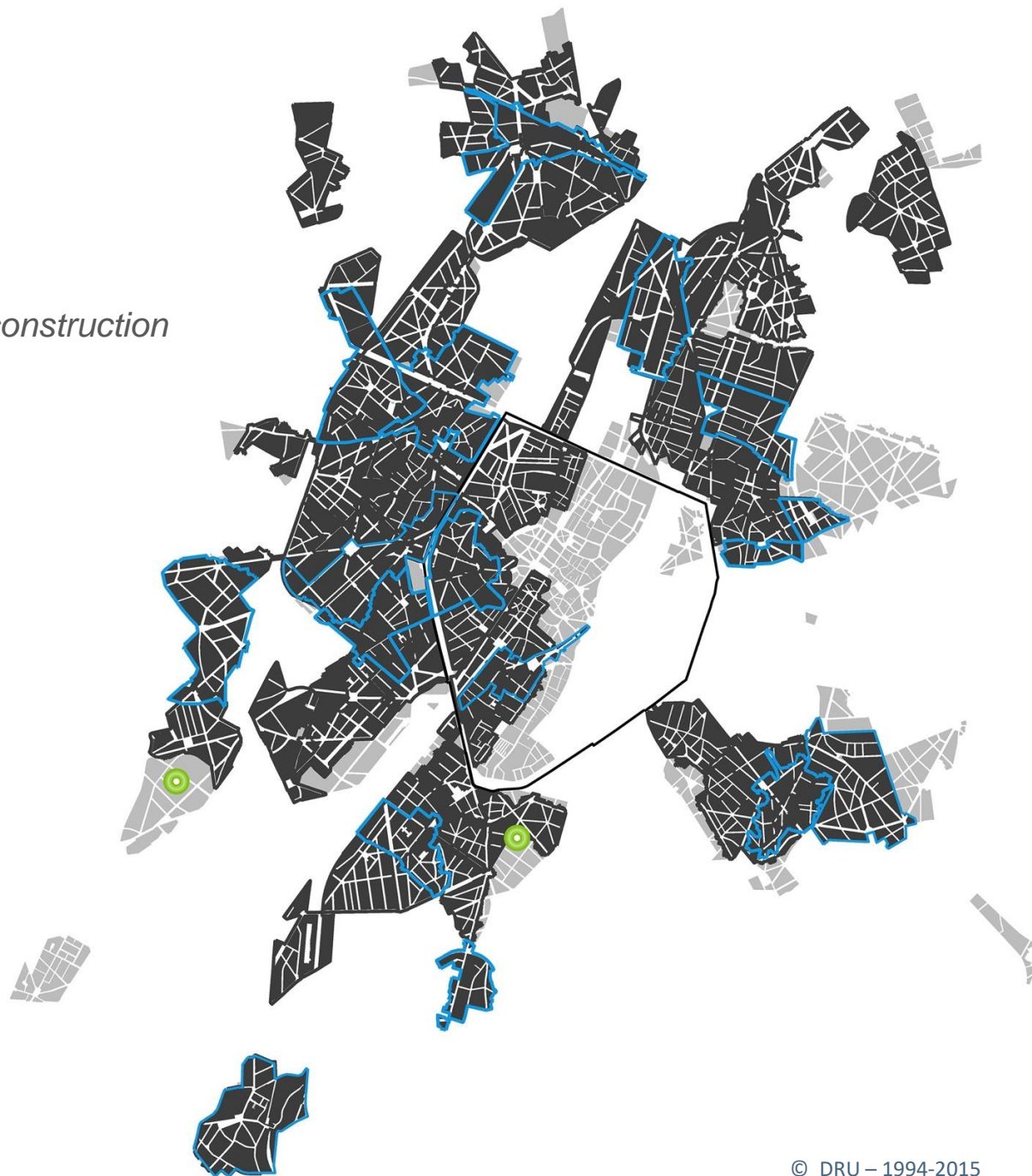
**74** completed programs, with 8 in construction

**14** ongoing programs

**3** new programs starting end 2019

Total : **88** SNC, since 1994

-  Priority area
-  Area with SNC
-  Ongoing SNC
-  SNC under study



## PUBLIC RESOURCES

*For each SNC*

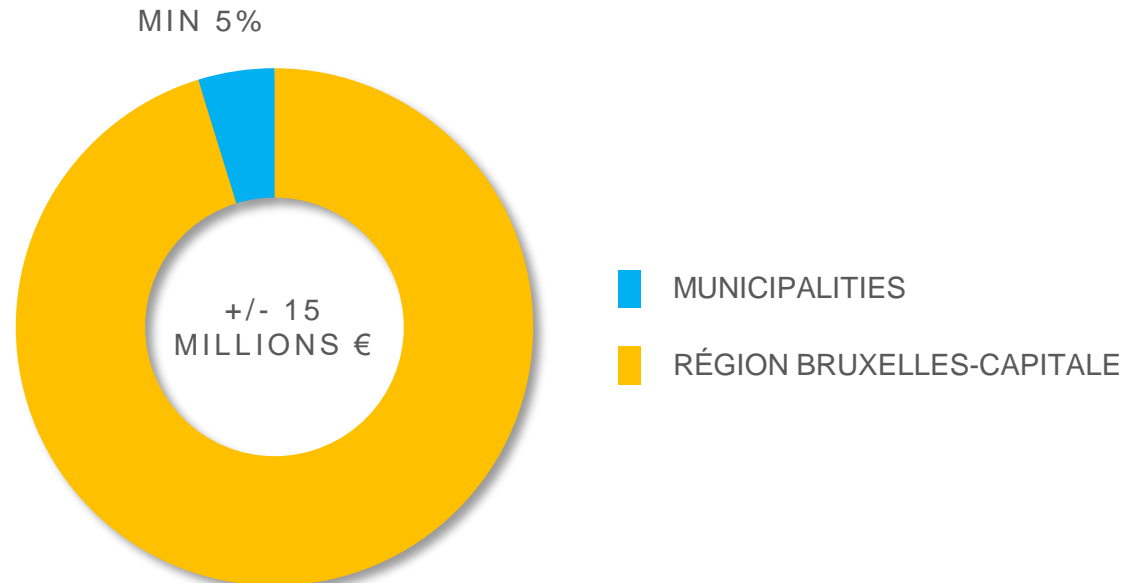
*Region : € 14.125.000 (subsidy 95% max of the total)*

*Municipality : € 580.000 (min 5% or more)*

*Total : nearly € 15.000.000*

*Each year, till 2014 for 4 SNC, total : nearly € 60 million /year*

*25 years : € 1,5 milliard*





## ENVIRONMENTAL "EXEMPLARY BUILDINGS " IN THE SNC

*2007-2012 : 30 buildings selected*



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CQ Princesse Elisabeth – Rodenbach / France



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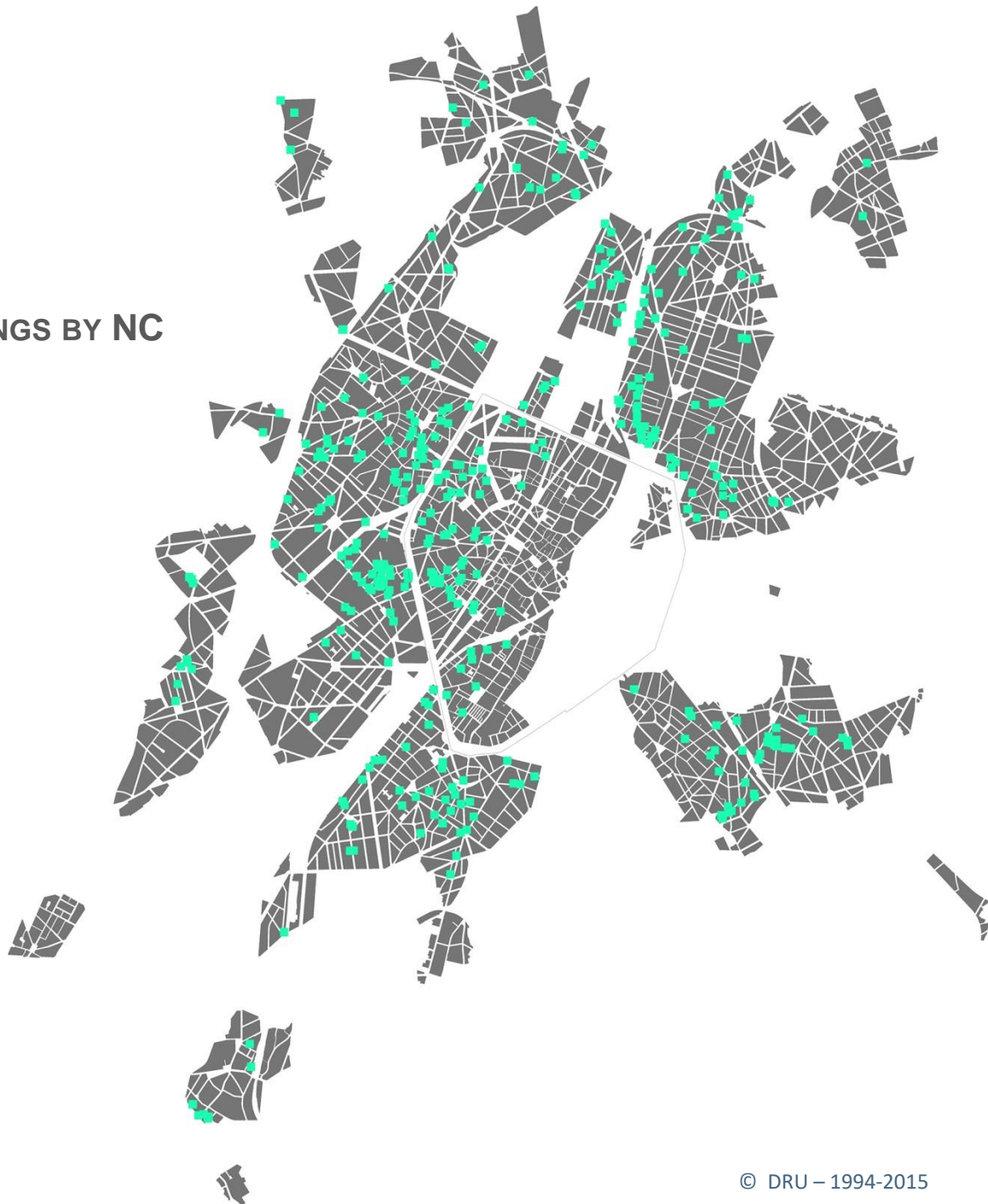
CQ Van Artevelde - Savonnerie Heymans

**DWELLINGS** completed series

## AVERAGE PRODUCTION OF DWELLINGS BY NC 1994 to 2015

Total **1.663** dwellings

Average **22** dwellings / NC







© DRU

CQ Square Delhaye





© Marc Detiffe

CQ Saint-Denis - les Huileries





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CQ Aumale–Wayez – rue du Libre examen

## INFRASTRUCTURES AND FACILITIES

**NURSERIES, SPORT CENTERS, COMMUNITY CENTERS, ...**

*Today, around **108** local infrastructures and around 40 under construction*





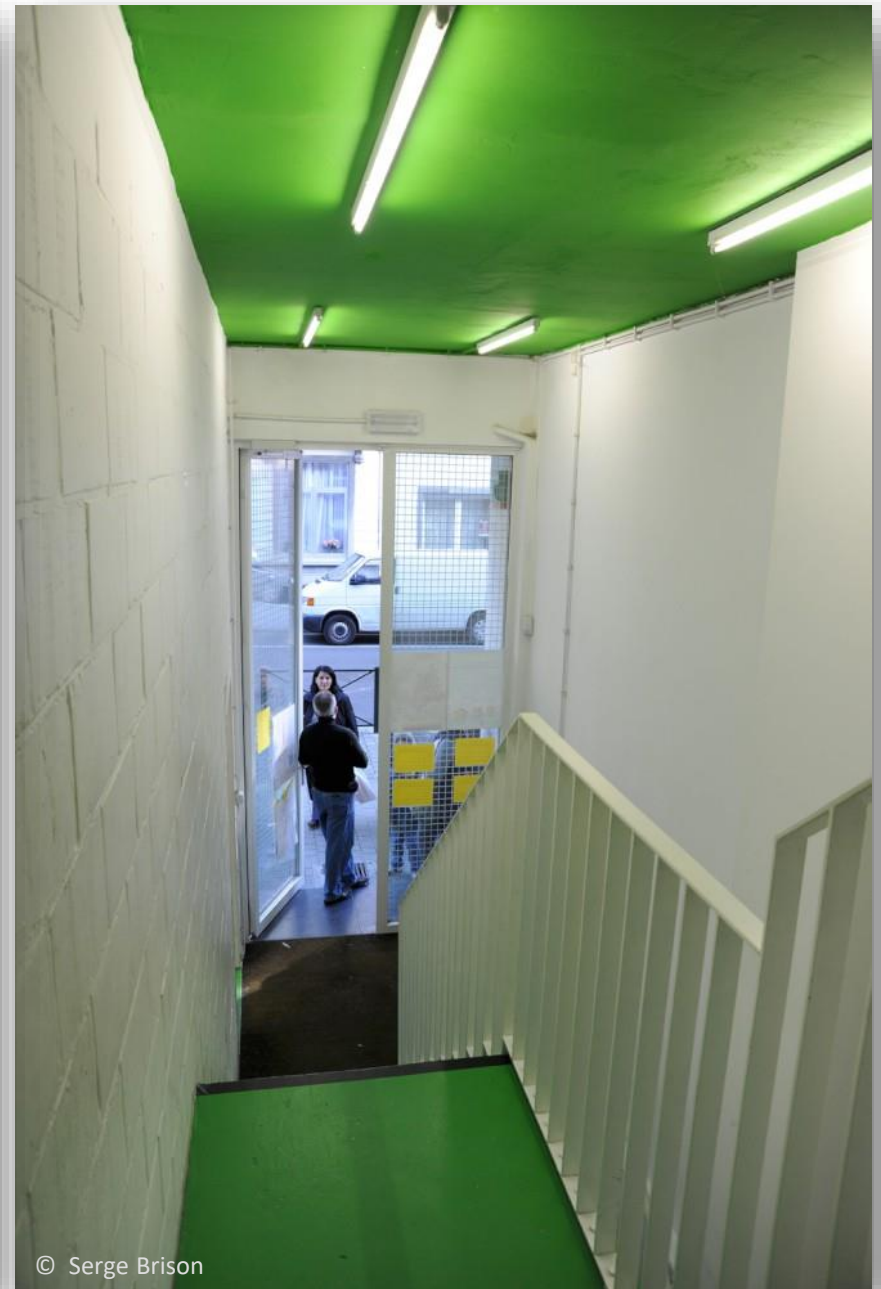


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CQ Méridien de Bruxelles - Nursery



CQ Escout-Meuse – Community center « Libérateur »







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CQ Escout-Meuse – Amphora / social grocery



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## PUBLIC SPACES 1994 - 2015

- ▶ *Streets*
- ▶ *Pavements*
- ▶ *Squares*
- ▶ *Surroundings of schools*
- ▶ *Insides of blocks*
- ▶ *Art ...*







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CQ Navez-Portaels - footbridge above the railway





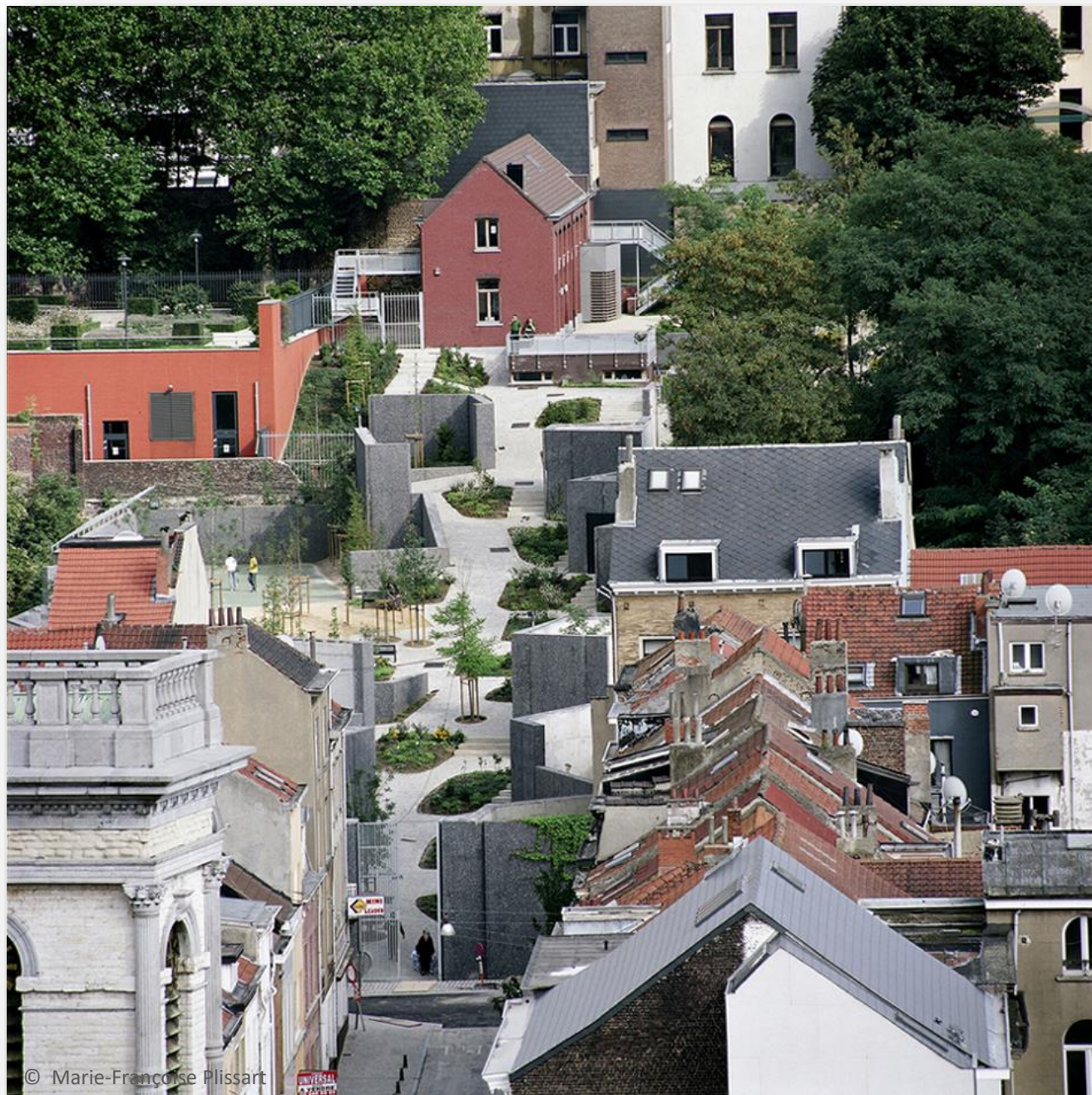
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CQ Jérusalem – Place Houffalize



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CQ Brabant Verte  
parc Reine Verte





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CQ Rue Verte  
Parc Saint-François





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CQ Escaut-Meuse – Parc communal L28





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CQ Van Huffel – bridge - rue de Ganshoren

## **MORE INFORMATION**

[www.quartiers.brussels](http://www.quartiers.brussels)

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