



Part of the present natural site

CATEGORY Territorial - Urban

LOCATION Sambreville (old municipality of Auvelais)

POPULATION 26.981 inhabitants for 34,2 Km2 or 794 inh./km2

STRATEGIC SITE +/- 18 Ha **SITE OF PROJECT** +/- 5 Ha

SITE PROPOSED BY Municipality

OWNER OF THE SITE Communal property

COMMISSION AFTER COMPETITION

Urban planning reflexion, Architecture

TRANSFORMATION OF SITE

The development of adjacent private territories (St. Mary's Wood) is closely followed by property developers who just started construction of a mall against the opinion of the county, but legally. The goal is to build on the site (left bank) a mixed pole comprising habitat, tertiary industry activity, local business, as well as social facilities for the population. The site should open up towards the other bank (city center) and towards directly neighboring territories.

CITY STRATEGY

The young mayor of Sambreville already assumes an important role in the Belgian political bodies. A new traffic plan for one of the communal entities, a legal battle against unplanned developments, and the launch of various territorial reflections are put to his credit. Participation of Sambreville in European 11 is an additional testimony to his dynamism and willingness to develop its territory in the context of a qualitative reflection.



the site in front of the city

SITE DEFINITION

The site is part of the recomposed Sambreville county and is located on the territory of one of its main entities, Auvelais. It extends along the Sambre River, which flows into the Meuse River in Namur, and along the entire western portion of the Walloon coal-fields and steel industry area. The opposite bank, just in front of the site, features an important building dedicated to the municipal administration and to the offices of political authorities, as well as a set of middle-level housing and the church of Auvelais. The site itself is sandwiched between the Sambre River, a railway line and the "Vacherie" street. No building is currently located on the site, except for a few small constructions scattered at its south-east end. To the East, The surrounding lands are classified as housing area (primarily along the eastern part of the rue

de la Vacherie), community area, and, more anecdotally, industrial area. Further North, an area of concerted development borders the site beyond the railway line.

NEW MOBILITY

On the project site, mobility is currently reduced to its simplest form : on one hand a path, essentially pedestrian, joining the railway bridge to the road along the site, on the other hand, a poorly maintained towpath which is representative of the actual abandoned state of the site. Internal mobility and external mobility are therefore the two essential components of the future development of the 5 ha of a site that has been abandoned until today.



the site in front of the city

NEW WAYS OF LIVE

It's a blank sheet where everything needs to be created. Today, the site belongs to nature. But it is not reasonable to try to protect it in from human activity in the long run. Therefore the question is not to prevent it but to organize it in a manner that is coherent and respectful of a site which needs to be optimized.

NEW SUSTAINABLE DEVELOPMENT

Even if the term of innovative concept can no longer be applied today to the concept of sustainable neighbourhood, everyone seems to gather around various guidelines to take into account in order to respect the type of natural heritage present in sites like this one, and create a respectful living environment.

Sambreville - Belgique - european 11



overview of the site

europan 11 - Belgique - Sambreville



View of the inner site



The river near the site



The railway bridge near the site



The railway bridge and the bank in front of the site