



CATEGORIE

Urbain/Architectural

LOCATION : City of Gembloux (between Bruxelles and Namur).

POPULATION : 22 600 inhabitants

STUDY SITE : 2 hectares **SITE PROJECT :** +/- 1 hectare

SITE PROPOSED BY the local authorities

OWNERS OF THE SITE

The local authority of Gembloux

ORDER AFTER COMPETITION

Organised by the Walloon Region (General Directorate of Local Authorities) in the context of a tendering procedure linked to an alternative financing programme (2007)

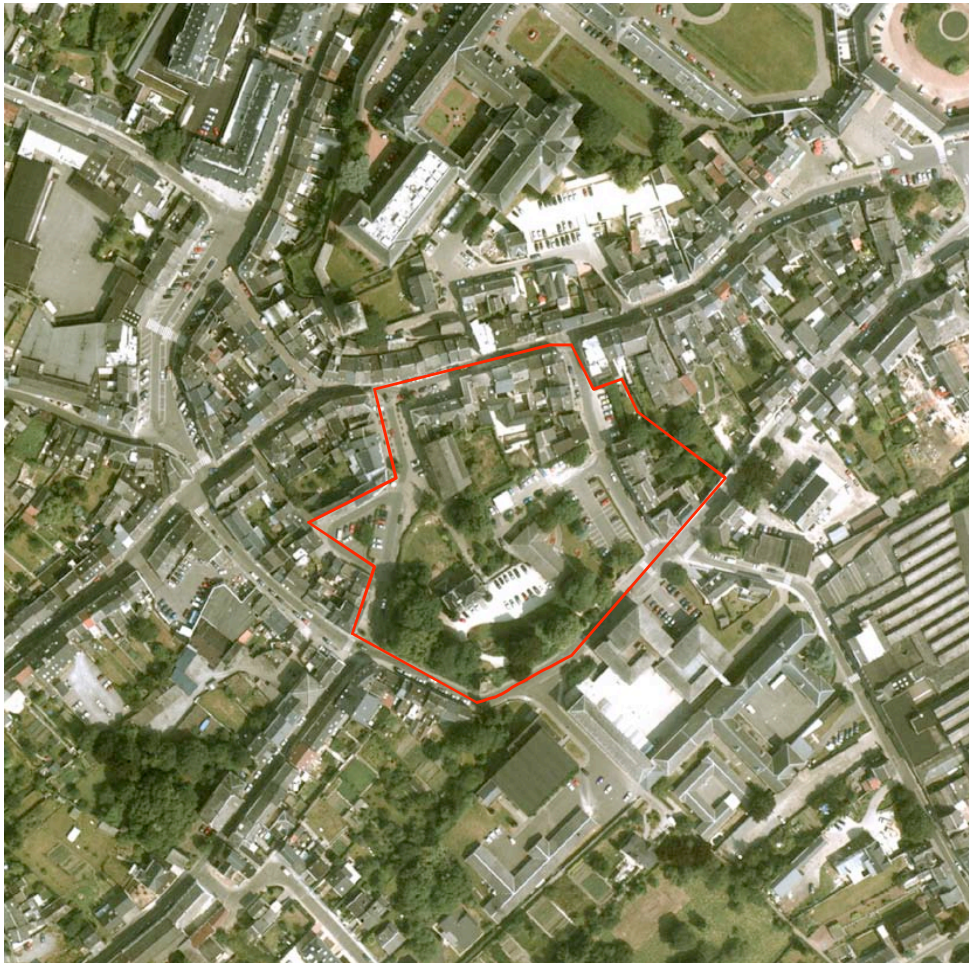
TRANSFORMATION OF SITE

- Construction of administrative buildings for the "Maison de Ville"
- Demolition of the current administrative block
- Refurbishment of Epinal park as a green urban area demarcated by the tenth century urban zone
- Development of an underground car park in part of the park
- Proposals of fonctionnal and architectural changes (housing,...) for the current buildings for civil servants.

CITY STRATEGY

Over the last fifteen years, Gembloux has had the largest increase in population in the Walloon Region and an increase in economic and research activities (Agrobiopôle and the Isnes scientific park). A structural plan and several municipal development plans were drawn up aimed at strengthening the importance of the town vis-à-vis neighbouring villages.

These initiatives relate to urban renewal projects for various abandoned sites which used to house small industries and the implementation of residential and economic development areas within the urban ring.



DESCRIPTION OF THE SITE

The site is situated in the medieval centre near the tenth century city wall. It used to house a 13th century dungeon which is currently the location of the Maison du Bailly. With its rocky promontory housing the belfry, the abbey and the decanal church separated from each other by the Grand'Rue (main thoroughfare), these are the control points of the Orneau valley.

The medieval centre is covered by a buffer zone demarcated around the belfry. The belfry itself is one of a series of belfries in France and Belgium which were placed on the UNESCO world heritage list in 2006.

The project covers the construction of a new Maison de Ville demarcated by Epinal park overlooking the Maison de Ville square. This building, planned at the angle of the rue du 8 Mai and the rue G. Docq (ramparts) will reconstitute the constructed facade.

NEW TYPE OF MOBILITY

The site is situated in the historical centre ensuring various types of mobility. Several bus lines serve the site, near to most educational establishments.

The project will also include an underground car park on the site.

The natural gradient will be used to set up access ramps for disabled persons.

NEW LIFESTYLES

The aim of the project is to offer the facilities of a Maison de Ville to all inhabitants, both inside and outside. The Maison du Bailly will be kept as a symbolic place representing local authority and the Maison de Ville will be an everyday reception centre. Epinal park will be rearranged as a place for local inhabitants to meet. Its strategic position between the medieval centre and the primary

extensions is an additional asset. It could also be used for open-air exhibitions.

NEW SUSTAINABLE ENVIRONMENT

The site currently consists of a park demarcated by the urban centre, public buildings and car parks.

The project aims at enhancing the purpose of the park as a green area in the centre of town. The car parks will be put underground.

The existing buildings, which are not suitable for current needs and are not up to standard when it comes to energy consumption, will be demolished and replaced by the Maison de Ville. This building will integrate the very latest advances in the rational use of energy including advances in the construction process, the life of the building and its eventual demolition.

Gembloux – Belgium – european 10





Place de l'Hôtel de ville



Rue du 8 Mai



Place de l'Hôtel de ville



Rue du Chien Noir