

Population

21.000

Location

Le Trait d'Union (The Hyphen)

Study area

2 ha

Site area

1 ha around

## Theme

The town is calling for a unifying project that successfully brings together a wide social mix and comparable employment mix (professional services, retailing, etc).

This employment mix must cater for the surrounding districts. The site itself, with its central location, can act to bring together the disparate surrounding urban fabric.



## Conurbation

Tubize commune lies to the south of Brussels in the Walloon province of Brabant on the Hennuyer-Brabançon plain.

It is crossed by a dense transport network (road and railway) that converges on the Brussels conurbation. Soon, the commune will be linked to the capital's high-speed suburban rail network (R.E.R.).

Tubize is well known because of the many industrial companies that have set up their head offices there.

Its undulating landscape has enabled it to preserve a rural aspect, which complements its rich architectural heritage.

## Site

The site, which is devoid of construction, is in a peripheral zone, and surrounded by a wide variety of housing. To the east there is a 1970s/1980s steel-framed, social housing estate. To the west there is a street of semi-detached houses. Working-class homes, the housing is narrow and deep. To the north, there is a home for the elderly, and a sewage treatment unit. Agricultural land lies to the south. There are few shops in the area.



## Programme

The housing is aimed at middle income families.

Plans for the study zone should include a community hall, shops and services.

## Issues

**functional**: As the site lies within an environment that is highly diversified both in terms of construction and natural features, the proposal must forge a link with the surrounding neighbourhoods and their functions.

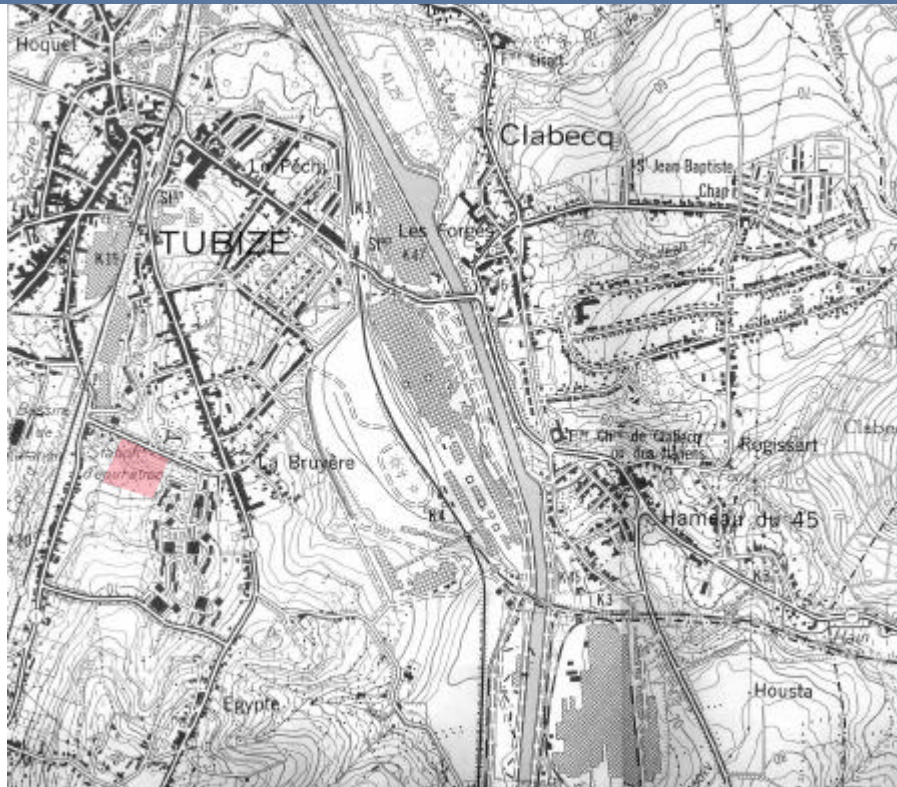
**social**: The site is a buffer zone between the various groups of different housing types mentioned above. The proposal must take into account the wide range of age and social classes of the surrounding populations.

**perceptual**: The land slopes north-south, and is divided into two parts. The first is agricultural; the second is covered with dense, wild vegetation.

The two parts are divided by a small path that leads from the housing estate to a major road.





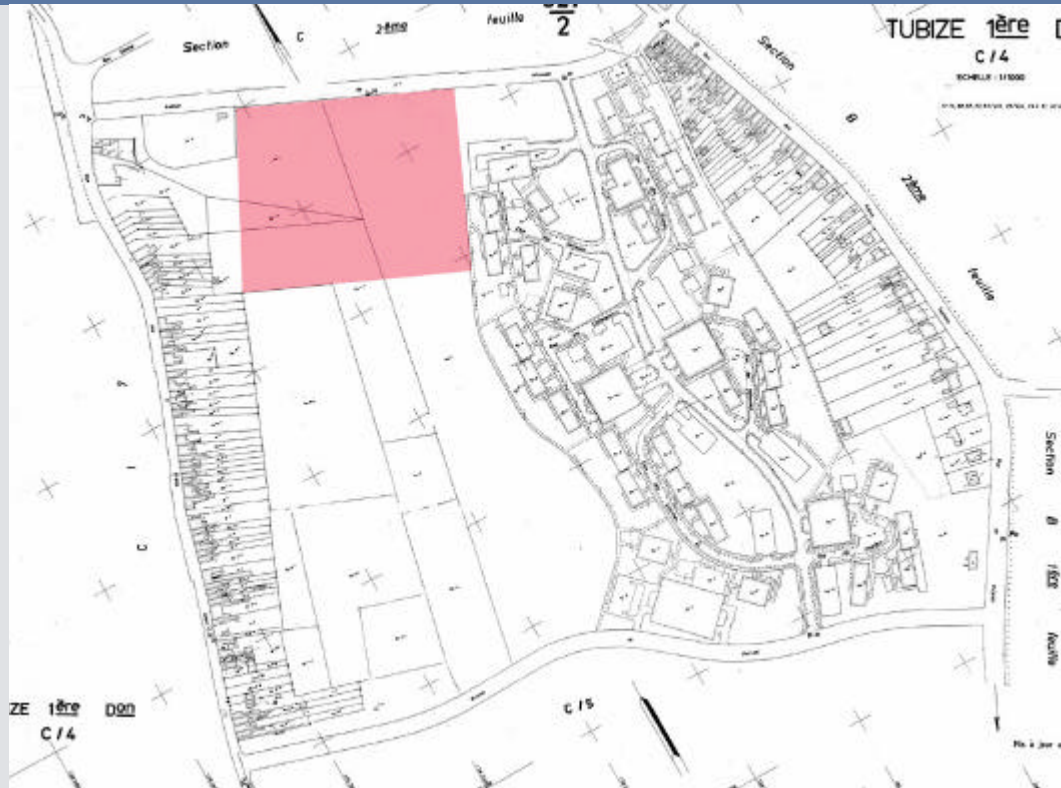


theme

conurbation / site

programme / issues

screens 1 / 2 / 3 / 4







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