



**TOPIC**

Of the 738 social housing complexes owned by "Sorelobo", local social housing company, the 12 ten-story towers, making up a total of 462 housing complexes, are accumulating problems linked to the quality of the buildings and a socially disadvantaged population. Given the extent of the problem and the low impact of the initiatives undertaken, the local authorities have decided to pull down the towers. Due to the features and high attractiveness of the site, the City would like to see the neighbourhood developed through the creation of a new, convivial housing complex, and the planning of public areas.

**CONURBATION**

The city of Mons has been the administrative, judicial and cultural capital of the Hainaut province for ten centuries. At the centre of an industrial region currently undergoing restructuring, the city of Mons' structural plan lays out a three-pillared land development project:

1. to give more value to the town centre's heritage potential,
2. to continue to develop the Grands-Prés area between the town centre and the motorway: shopping centre, recreational facilities, activity park, multi-purpose hall, residential neighbourhood,
3. to develop and revive the residential neighbourhoods surrounding the city.

**SITE**

Located between the former village of Ghlin and the centre of Mons, and next to a Paris-Brussels motorway exit, the Festinoy neighbourhood encircles a former mining site.

It is made up of 3 complexes:

- Little Paris, 200 workers' houses from the XIX century,
- The Small land ownership, 84 acquisitive social houses on a grouped site,
- 738 social housing for rental purposes, built in 1970 to house workers from the neighbouring industrial estate: the Fleurs neighbourhood, 276 small-scale housing units (houses and ground floor +3) and the Résidence des Tours, 462 housing units in 12 ten-story buildings.

**Population:** 90.860 inhabitants (1/1/2002)

**Study area:** 49 ha

**Project area:** 8.9 ha



### PROGRAMME

The urban consistency of the neighbourhood is expected to be improved through the creation of a residential area made up of:

- mainly housing: in low groups along the Chaussée de Mons with a few local services (shops, sports, recreational facilities, training Centre) and in individual houses on the rest of the site ;

Some of the collective housing will be reserved for housing elderly people and will be equipped with specific services (common dining room, physiotherapy, etc.)

Phasing the operation will be presented by the candidate.

This phasing will contemplate creation of the housing working from the centre of Ghlin (the boiler room) toward Mons, which will mean immediate demolition of a part of the site while rehousing some of the tower-block residents.

In phase two, demolition of the housing in which fire escapes have just been installed is expected.

- environmental networking of site: green spaces and pedestrian links;

- improved infrastructure: chaussée de Mons transformed into an urban boulevard entering the city, connecting road systems between the neighbourhood's sub-complexes.

### Issues

#### Social/functional

The reclassification of the neighbourhood by creating a diversified housing complex aims to revive the blend of populations, both in terms of household income (low and medium), and occupancy status (landlords and tenants).

#### Awareness

Keen to correct the 1970s design and revamp the neighbourhood, particular attention will be paid to the quality of the planning approach and the architectural and urban morphology of the buildings.

#### Sustainability

The proposals will incorporate the elements of sustainable planning: progressive housing, energy management, water management, clean and recyclable materials, with a particular plan to partly re-use the existing towers.

Since the site is on a site for possible geothermal energy use, the project could be used for development of such an installation.





