

# NAMUR

From secret military  
to open public site



**EUROPAN 16**  
**Living cities**  
**REVITALIZATION**  
**Reinforcing**  
**biodiversity**



1. **Site issues in relation to E16 themes:  
REVITALIZATION - Enhancing biodiversity**
2. **Particularities of the site with regard to the  
organization of the competition**
3. **Location of the site in the city**
4. **Perimeters of intervention and reflection**
5. **Regulatory context**
6. **Focus on military installations**
7. **Graphic Documents**





## 1. Site issues in relation to E16 themes: REVITALIZATION - Enhancing biodiversity

The sites of the Sart-Hulet and the Gaserne du Génie in Jambes, in the entity of Namur, capital of the Walloon Region, belong today to the National Ministry of Defense. For the Caserne site, guidelines have been defined by the City of Namur to accompany a call for promotion launched by the Régie des Bâtiments (National).

For the Sart Hulet site, the approach is much more open. According to the sector plans, three quarters of the site are devoted to community and public service facilities (military today), while an eighth is destined for housing and another eighth, for natural areas. Two wooded areas with high quality species of trees (oaks) articulate the site. Wild boars plow much of the non-wooded land, while deer hide in the forest. Temporary military engineering installations designed to depict wartime situations are scattered throughout the undergrowth, creating a camp-like setting with rugged terrain and plenty of surprises and discoveries. A real adventure ground!

As far as the buildings are concerned, the site includes several constructions and buildings whose sanitary and structural condition is generally good to very good. It is desirable to preserve and rehabilitate as many of them as possible in an eco-responsible approach aiming to limit grey energy losses to a minimum.





## **2. SITE PARTICULARITIES REGARDING THE ORGANIZATION OF THE COMPETITION**

### **SITE REPRESENTATIVE**

City of Namur

### **ACTOR(S) INVOLVED**

Département de l'Aménagement Urbain, Asbl New

### **TEAM REPRESENTATIVE**

architect

### **EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS**

architect, urban designer, landscape architect, structural and technical  
engineer(s)

### **COMMUNICATION**

Anonymous publication (online or in an exhibition) after the 1st jury  
round

Communication after the competition (with the events dates when  
known)

### **JURY – 1ST EVALUATION**

with the participation of the site representatives

### **POST-COMPETITION INTERMEDIATE PROCEDURE**

Depending on project relevance

Direct selection of one winning team for a Master Plan

or

Workshop onsite with the rewarded teams (winner(s), runner(s)-up,  
special mention(s) allowing the site representative(s) to choose a team  
for the implementation phase.





### From secret military to open public site

What to do with this site overlooking the plain of Jambes?

How to recover and enhance the existing buildings?

How to create living ecological continuities beyond the landscape breaks?

Given the available space and the wooded character of certain parts of the site, what recreational activities could potentially complement productive activities of a community nature?

What model of habitat on this site, where the public interest predominates, with a share of public housing to be proposed by the candidates?

The introduction of this site in the European 16 session aims at proposing complete processes, integrating the recovery of an existing state belonging to the past and to constructive modes of spatial organization of an isolated and purely utilitarian or functionalist type, in order to project them towards prospective modes of mutation of the site connected to its environment, and carrying in itself the modes of construction and spatial organization that are bearers of the future, respectful of their environment and economical in energy.

The diversity of the constructions, their size, their constructive qualities (military means), and the amplitude of their structures, offer a wide range of programmatic possibilities, from housing, to productive activities, through micro agriculture, breeding, sport, leisure, etc. It is therefore a whole model of living in a community that must be reinvented from the traces of the past by proposing balances based on the development forces at work in the Walloon capital, while respecting and creating links with the neighboring habitat. But beyond the forms, it is above all a process of appropriation of the site that must be proposed, leaving to time the force of organic arbitration associating nature with the culture of the building and the landscape.





## STRATEGIC VISIONS

In addition to the creation of **public housing**, the desire is to allow the development of a “**Planet Bike**” site with at least a **velo-drome**.

The rest remains very open: mountain bike track, training premises, production premises, bicycle tourism, etc.

The City of Namur will make an official communication on this subject after Easter.

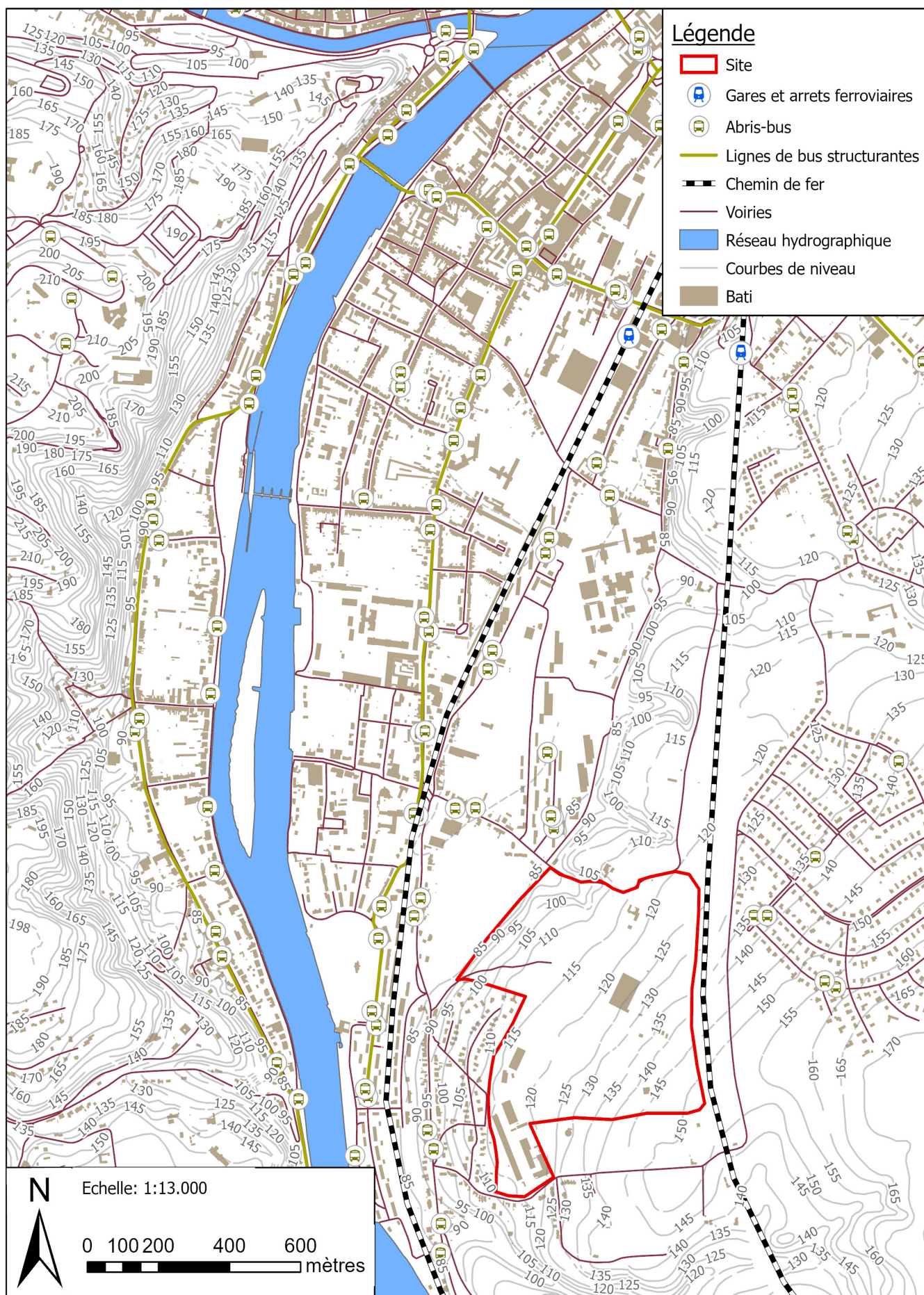
These visions generate questions in terms of the recreational function of natural spaces, and their development in favor of eco-tourism. Several studies have been established in the Walloon region on this subject. Contacts with universities specialized in bio-engineering and environmental economics should be developed in order to preserve the “wild” character of nature and increase its “naturalness” while creating an attractiveness for the inhabitants of the site and its close surroundings, visitors as well as tourists.

The challenge is to create an attractiveness on the site, not subject to real estate pressure, in order to create the territory where various types of users, inhabitants, visitors or tourists, will cross and cohabit in a convivial and complementary way.





## Topographie du site d'étude





### 3. LOCATION OF THE SITE IN THE CITY

The landscape of Namur, capital of the Walloon Region, is marked by the confluence of two rivers, the Meuse and the Sambre, drawing two valleys at the crossroads of which stands the fortress of Grognon. Facing it, the plain of Jambes develops a varied urbanization, between large urban complexes and single-family dwellings. Two railroads crisscross the landscape, one at the water's edge, the other on the hillsides.

The Sart Hulet site is located on the slopes of these hills. The view of the Grognon and the rich buildings that have been established there, offers a picturesque landscape of great interest. It houses a military infrastructure intended for the training of young soldiers in military engineering. The techniques of construction of buildings, engineering structures, heavy or light infrastructure, etc. were taught there. This teaching was divided between theoretical courses and practical work requiring important infrastructures. Some of the practical works left all kinds of constructions, within the forest nature, generating original biotopes, quite particular. A Museum of Engineering completed these infrastructures, in order to testify to the public the inventiveness and the creativity of the military engineering.

Neither rural nor urban, this site is an in-between. At the same time close to the urban development in the plain of Jambe, and distant by its landscape characteristics, the site of Sart Hulet offers the opportunity of an original urban development, associating the strength of the landscape to the future morphology of the building and whose economy and ecology will take care to lean on the existing one to suggest intelligent re-employments





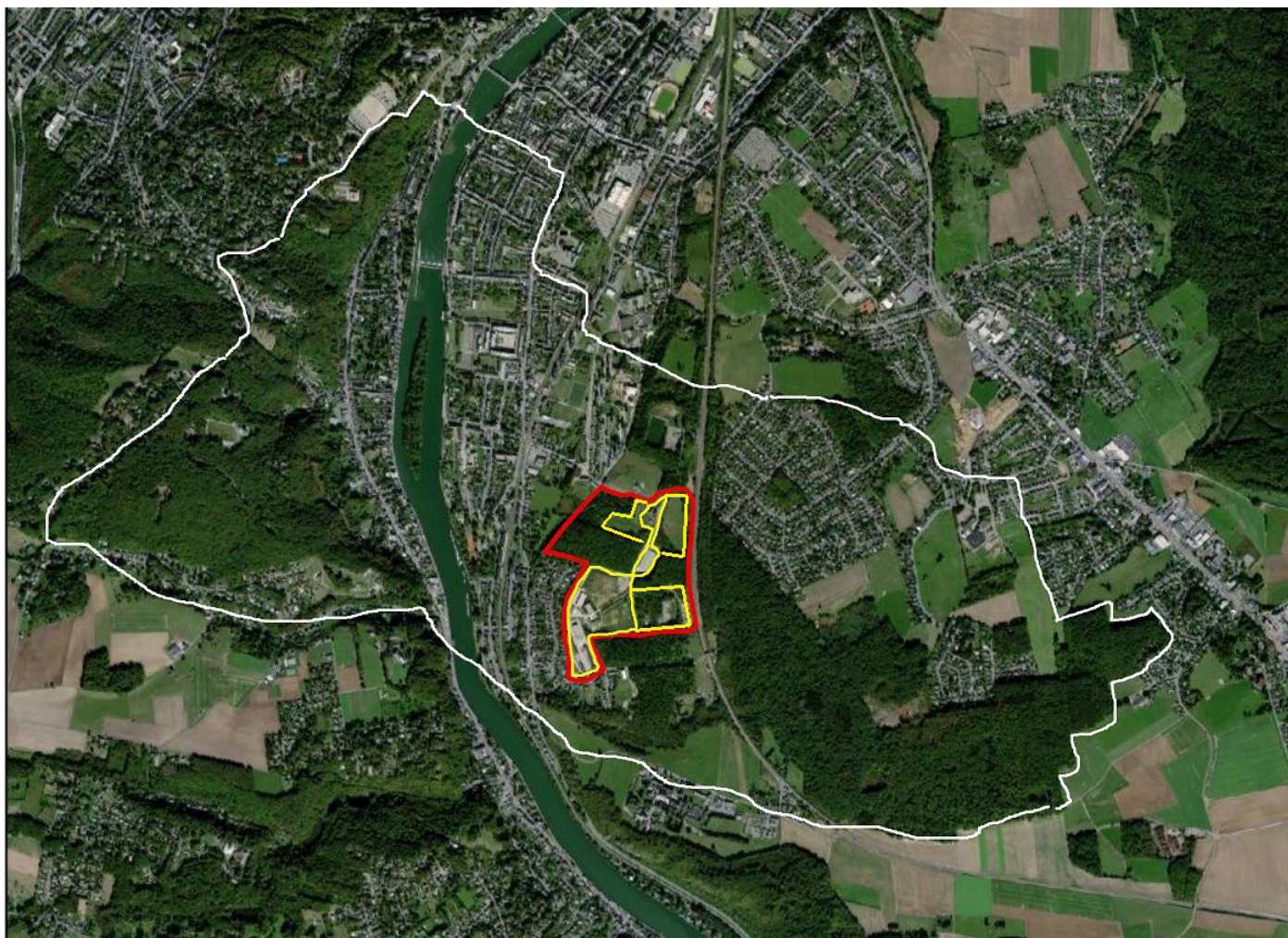
#### 4. PERIMETERS OF INTERVENTION AND REFLECTION

Three perimeters are defined for the study.

The landscape perimeter, the one that creates hooks beyond the topographic (Meuse valley) and infrastructural (railroad) breaks. Whether it is through the existing constructions or pieces of nature, several lines of perspective, angles of view, points of access to the site are likely to nourish and energize the spatial organization of voids and solids.

The perimeter of the territory, which is based on the memory of the site and the surrounding districts, on the mutations that took place there (agricultural territory gradually urbanized), the variety of typologies that were implanted (equipment, housing, single-family homes, grouped housing, ...) their exposure to the sun, to the winds, to the rain, to the seasons, ...

The intervention perimeter, which corresponds to the zones that can be developed and built upon, where the mix of functions (public housing, equipment, public spaces, roads, etc.) will be based on the undeveloped zones in order to improve the quality of the links with nature and with the landscape.



## 5. REGULATORY CONTEXT

The site includes 3 types of zones:

- Community facilities and public services zones (blue zones: 27 hectares 05 ares 19 centiares),
- Housing zones (red zones: 4 hectares 92 ares and 15 centiares),
- Natural zones (green zones: 5 hectares 68 ares 94 centiares)

The equipment zones occupy the most important surface, by the nature of the current functions.

Urban planning tools (Local Orientation Scheme (SOL), Local Development Plan (PLD), Communal Development Plan (PCA), exist to modify the distribution of functions provided that the justification of this modification is attested.

The objective of the European call for proposals is precisely to open up avenues of reflection towards possible directions that the existing state does not suggest.

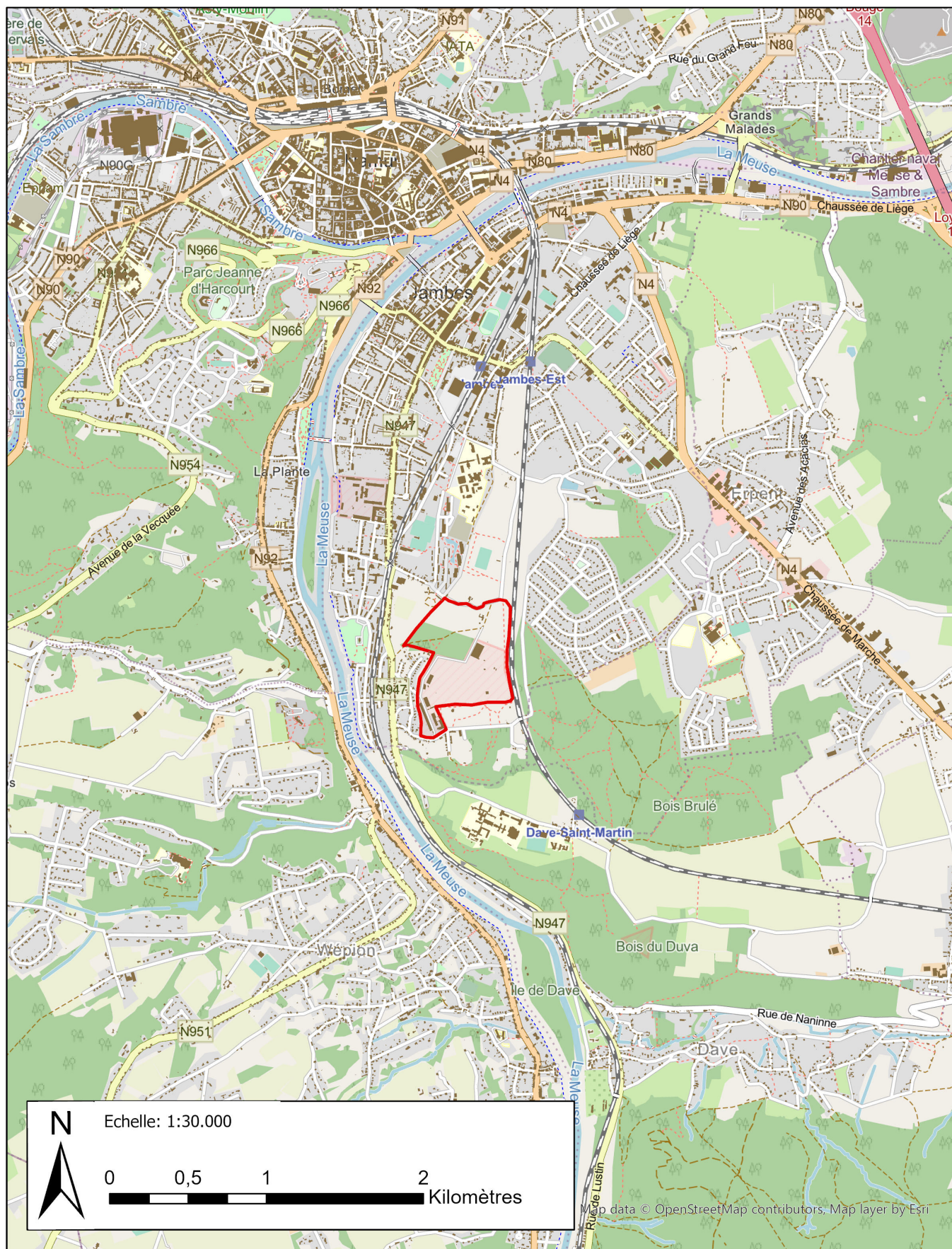
The whole property is located in class C of the Municipal Development Plan (MDP); in principle, no new road will be allowed; the rehabilitation of the site will therefore have to be carried out around the existing roads, as these are indeed of a sufficient size and in a condition to support this redevelopment.

Generally speaking, administrative activities should be prohibited, as well as bulky goods and personal goods stores; only retail stores and local services of less than 100 m<sup>2</sup> can be considered. The site can also accommodate (°) a community vegetable garden, and possibly a small market hall. The former museum would be particularly well suited to the development of a community-type activity.

Currently, the property is not within the scope of a Local Development Plan;  
It is not within the scope of an urban development permit;  
It is not located within the perimeter of a communal town planning guide;  
It is partly (approx. 50%) located in the development zone of the municipal development plan (ecological structure);  
It is not included in the Natura 2000 zone;  
It is included in the PASHE collective sanitation zone;  
It is included in the zone of risk of mining subsidence - coal mining concession n°83 (administrative situation "renounced or forfeited");  
It is not in a flood zone;  
It is not classified as a monument, classified as a site, included in a protection zone and/or included on the safeguard list ;  
It is not included in the inventory of the architectural heritage of Wallonia;  
It is not the subject of a notice of default.



## Plan 1-b - Plan de l'agglomération (géographie urbaine)





## Plan 2-d1 - Plan du site d'étude









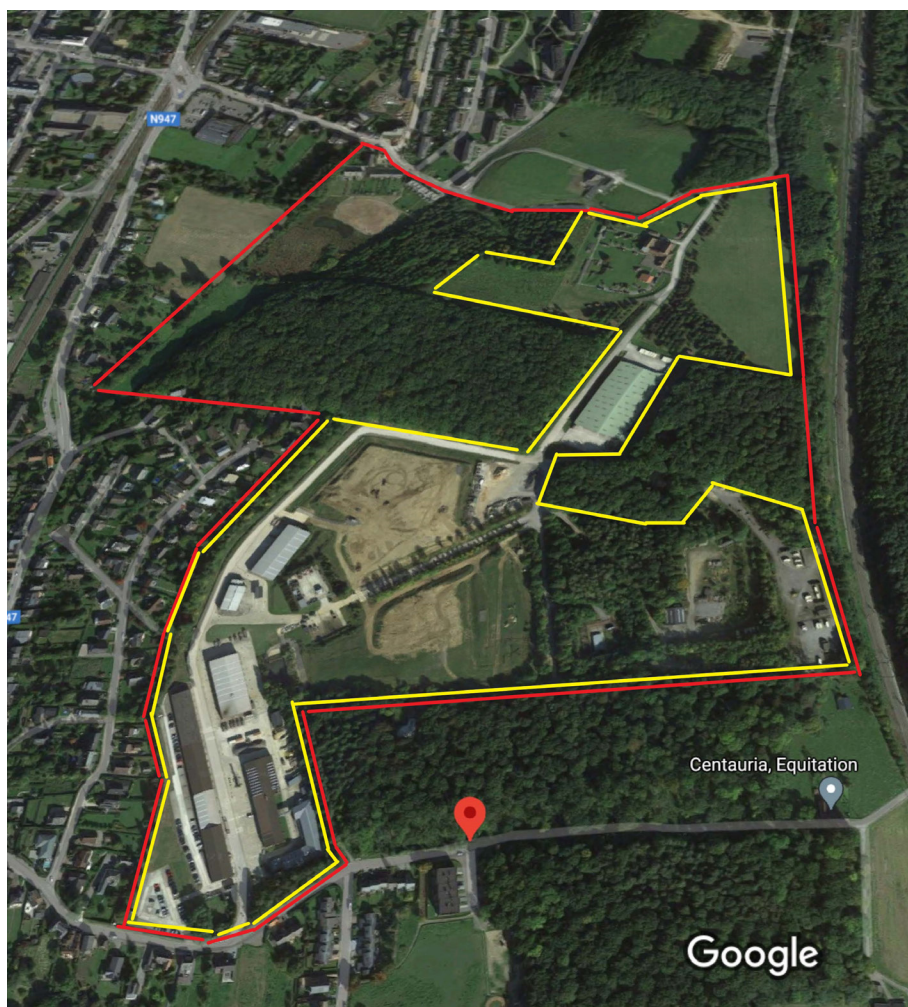
## 6. Focus on military installations

Access to the site is to the north via Rue de la Poudrière and to the south via Rue du Sart Hulet, both of which “branch off” from Rue de Dave at their western end; both are exclusively residential in character and extremely local in configuration, since their urbanization in fact ends where the military site begins.

The site is crossed by a road that appears to be private, but which is indicated as “chemin n°23” in the Atlas, and which connects the rue du Sart Hulet to the rue de la Poudrière/chemin du Masuage. It is also joined diagonally in its western part by a path that appears to be called the Bois d’Orjo path and is marked as “path no. 25” in the Atlas. Another road, n°21, crosses the southern part of the site following an East/West axis.

The majority of the concrete or brick buildings house workshops on the ground floor and classrooms or offices on the first floor (no building exceeds the ground floor + 1), or garages.

A hangar of more than 5.000m<sup>2</sup> completely insulated, mechanical workshops in concrete, a fuel distribution station (potential pollution?), or a museum of the Engineering integrated in an old agricultural farm, complete this astonishing set. This museum is located in the green space zone on the sector plan.





## Vues 3D du site - 1





































## 7. GRAPHIC DOCUMENTS

As a military site at the time of the launch of European 16, access to the map data is limited and public dissemination even more so.

Additional information will be provided to registered applicants very soon after the site visit.

