

## Project

# FLANDRE - SOCIAL HOUSING, STORES AND TOWN SQUARE

chaussée de Waterloo 1253  
1180 Bruxelles

## Architects

B612 ASSOCIATES

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## Address

Rue Comte de Flandre 1, 1080 Bruxelles

## Programme

Construction of a mixed-use building : 8 passive social housing and 1 store

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## About

The project is part of a large urban rehabilitation plan of Molenbeek, of which the one-off intervention follows the historic route of the Petite-Senne river.

The project responds to the local context by highlighting the existing urban axis, between the Brunfaut tower, the Place du Cheval Noir and the Place Communale. The urban angle is worked in such a way to respond to local and specific conditions of joint blindness, to pursue the street built-up front, but also to constitute an articulation in the district towards the communal house.

For this purpose, the project's volume creates a fold echoing the Petite-Senne route to widen the perspectives and connect the public space to the main artery without generating any backside. A new facade is thus designed vis-à-vis the communal house. It allows to create a square that extends the communal place between 2 urban marker buildings.

The volume is compact, striking but sober. The program specificities motivate the large openings in the volume. They address the housing scale to offer outdoor spaces and structure the living rooms and interact with the urban scale.

## OTHER PROJECTS :

Viaduc nursery and cafeteria  
- 2005 2009  
- Bruxelles (Ixelles)

Dolez - Housing units  
- 2005 2010  
- Uccle

Aime-Dupont Nursery and Health Center  
- 2016 2020  
- Etterbeek

Charmille-Schuman  
- 2011 2020  
- Bruxelles

## Typology

Housing (include mixed use)

## Status

Built

## Conception

2010-2018

## Delivery

2016-2018

## Client

Commune de Molenbeek-Saint-Jean

## Total budget

2.374.534

## Per square meters

1353

## Area

2098

## Stability

JZH & Partners

## Special

MK Engineering

## techniques

## Acoustic

ASM Acoustics



North facade  
 © Marie-Françoise Plissart



Building view from the communal square  
 © Marie-Françoise Plissart



A new urban marker - a strong contemporary architecture  
 © Marie-Françoise Plissart



View from a balcony  
© Marie-Françoise Plissart



A clear contrast with its context turn the building into a signal  
© Marie-Françoise Plissart