

## Project

# PASSIVE HOUSING PLUME

## Architects

B612 ASSOCIATES

## Address

Rue de la Plume 5 à 29, 1000 Bruxelles

## Programe

The street is very narrow, bordering the dense block of buildings on its higher side and the more open blocks occupied by public spaces and a suburban type of school on its lower part,. The project, situated in a site with plot dimensions of 38 by 8 metres articulates the complexity of its urbanistic location. It weaves the continuity and the urbanistic relationships by creating aligned building frontage, and by creating two volumes and three facades.

## About

Four maisonette apartments are organized parallelly on the street. They open at the Ground floor and the First floor towards the garden, also benefiting from the privacy of an individual garden. The spatial structure of the floors operates on a 90° rotation basis. The four upper duplex apartments are orientated towards the street; they receive direct sunlight from Plume street and have an open view towards the lower city over the top of the sunken school. The communal circulations are conceived to be well-ventilated, illuminated and individualized. The architecture of the buildings translates the pivotal urban role that the project undertakes. It is located on the treshold of two completely different contexts, whose confrontation interferes with the traditional notions of front and back of the building, of interior and exterior of the urban block. The volumetrics responds to the open urban structure on one hand, and on the other ? to the structure of the small island of buildings. The apartments will be passive with strengthened insulation on all the partitions and an Energy Recovery Ventilation system (ERV). They will have timber frame windows with triple glazing, solar panels, green roofs and a rainwater recovery system. The project benefits from an eco-guidance of Bruxelles-Environnement IBGE (Institute of Brussels for the Management of the Environment) obtained by the client. In 2007, it was selected by IBGE as an exemplary building in terms of energy and eco construction

## Typology

Housing (include mixed use)

## Status

Built

## Conception

2006

## Delivery

2012

## Client

Le Foyer bruxellois

## Stability

BEG

## Special

BEG

## techniques

Enesta

## Others

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## 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



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