

Project

## 375 MODERNE

Architects

KARBON' ARCHITECTURE ET URBANISME

Address

Cité Moderne, 1082 Berchem-Sainte-Agathe

Programme

Complete renovation, buildings, gardens and surroundings, of the Cité Moderne built in the 1920s by Victor Bourgeois.

About

Architecture is misery

With these words, Victor Bourgeois foresaw the meaning to be given to architectural design in the immediate post-war period. It was an attitude to the social urgency of housing and the context of scarcity that prevailed during this period of reconstruction. What social and cultural meaning could the architectural gesture have had at that time?

The renovation of the complex is an opportunity to synthesise the ambitions of Karbon'; developments that find their meaning in the social commitment, the historical context and the climatic regime.

This posture forces a threefold search for the minimum act:

Permanent consultation with the actors involved in the project, with an empathetic approach to the building and its inhabitants, seeking to reconcile respect for the heritage and renewed legitimate needs;

Research into materials, with the study of hollow concrete revealing its insulating properties and supplemented by hemp-lime concrete in order to create a massive and collaborative wall complex;

A continuous reading of the building and its evolution, minimising demolitions and systematically recovering reusable materials;

The renovation of the Cité Moderne sets out the fundamental meaning of contemporary intervention. It begins after 3 successive contracts, rue de la Fondation, place de l'Initiative and rue de la Gérance. Trial and error necessary for a global strategy and the application of biosourced materials in a public construction

Typology

Housing (include mixed use)

Status

Ongoing building work

Conception

2021

Delivery

2031

Client

Comensia srl

Total budget

34.649.000,00

**Karbon'** architecture  
et urbanisme

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OTHER PROJECTS :

3 housing units and a shop  
- 2010 2011  
- Bruxelles

ADT - Interior and furniture design  
- 2009 2010  
- Bruxelles

Participatory planning and sustainable  
neighborhood  
- 2010 2010  
- Bruxelles

Garden city Homborch, 12 family house  
renovation  
- 2010 2013  
- Uccle

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Per square meters 1910,60

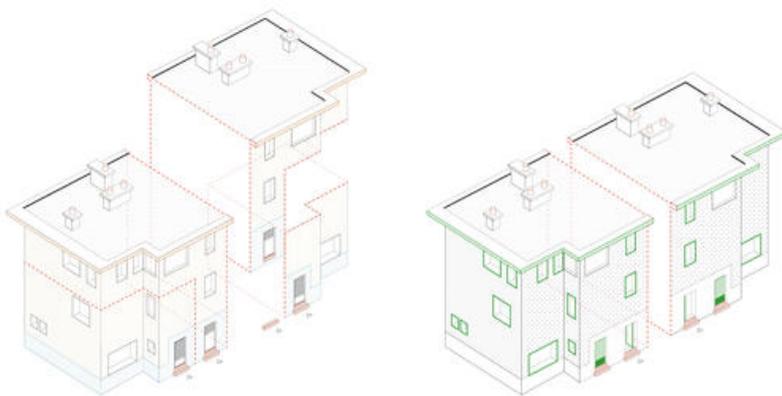
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Area 18.135

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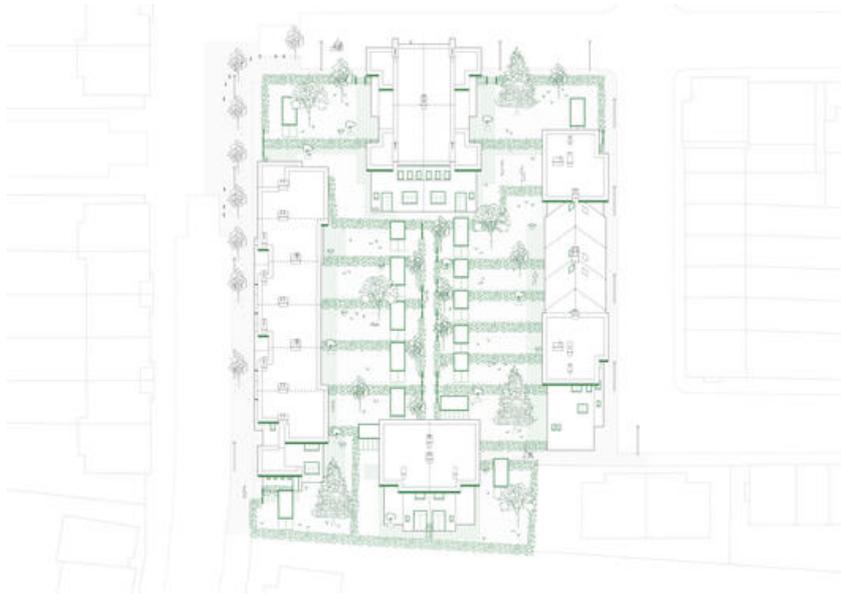
Fondation Street  
Â© Maxime Vermeulen



Bovenhuis typology : Renovation logic, axonometric view  
Â© Karbon' architecture et urbanisme



Bovenhuis typology : Construction delivery  
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Block nÂ°5 - Project, axonometric view  
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Typology K: Construction site  
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