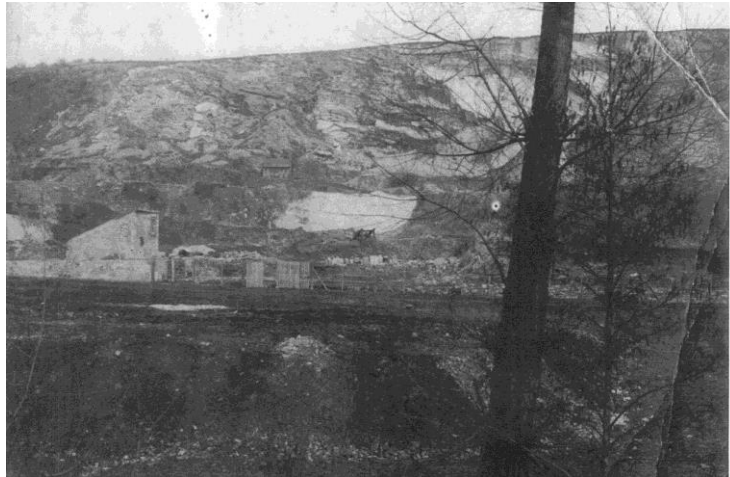


Neighborhood in transition

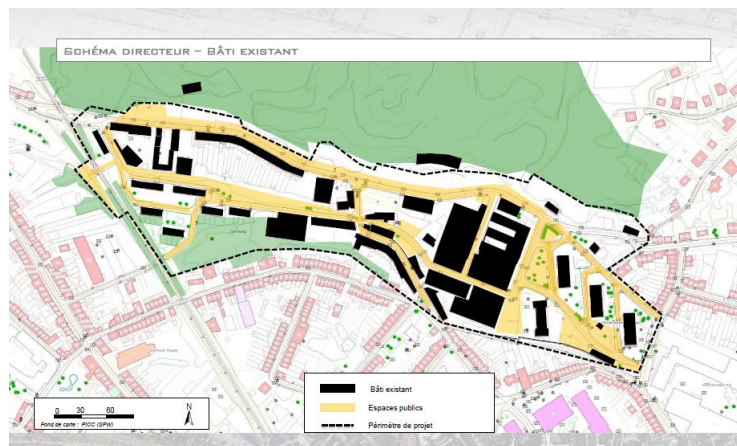
- Historical Context

Situated at the cities' entrance, the neighborhoods of Bomel and Saint-Servais were once crossed by the river responsible for the surrounding landscape, the Houyoux. The industry developed in this valley and structured the location. Its hills are home to a quarry and lime kilns. But the crisis of the 1970's brought on the closing of many local artisanal and industrial activities as well as the cessation of the quarries' exploitation. In parallel, the sites' density grew strongly through the creation of a garden city and large collective buildings in this neighborhood who strived to be a pioneer in terms of modernity. In this movement, the Houyoux was channeled, subtracting the sites' founding natural element.



- Problem

At present, these neighborhoods are "suffering." Located behind the train station, they are depleted, degraded and unstructured. The family home is split up. Due to a lack of maintenance, public places are abandoned, which further strengthens the feeling of isolation and withdrawal of the 8,000 inhabitants.



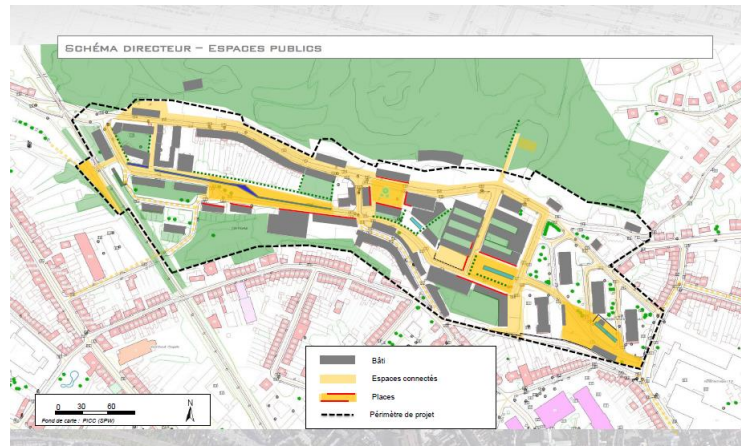
Existing situation

- The framework of the land management

On this observation, two neighborhood committees have questioned the City of Namur who decided to reverse this tendency in a structural way. In 2009, the master plan of sustainable land for Bomel and Saint-Servais established a long-term plan for urban and social revitalization, designed to revitalize these areas and open them again to the rest of the city. The first tangible sign of this is the renovation of the old slaughterhouses into a cultural center which will be completed in 2014.

- An opportunity

In 2013, a competition was launched by the government to select the neighborhoods that would receive a grant for their rehabilitation. Won by the Joie du Foyer, a public housing company, with the support of the City of Namur and its Property Management, in close collaboration with the population as well as many associations and private actors, the project "neighborhood in transition" is presented to the government.



Master Plan

- The objectives

This project is part of the logic of sustainability by integrating a set of core principles:

Respect for the soil and biodiversity

The presence of a Natura 2000 zone, located in the old quarries, is an asset in terms of the location quality. This is why the project aims to be respectful of the local topography, using limited construction templates so as to not compete with the plant material present. The Houyoux update fits into this same logic. The project provides for the integration of native species representing four out of five major plant structures.

Culture and heritage

The project also includes the designing and the lighting of public spaces and heritage elements, namely the old lime kilns and the integration of didactic panels highlighting the Natura 2000 area and the industrial past of Saint-Servais.

Respect and enhancement of the site and its natural and heritage features is a challenge in that they play a pivotal role in the organization of the neighborhood.

Sustainable housing

A treatment will be given to increase the amount of activity on the site. In fact, over 50% of new accommodations are adjoining. Besides density, special attention is paid to the orientation and low energy performance of new housing. The existing buildings will also be covered, the intended improvement of their envelope resulting in a decrease in consumption of 20 to 60%. Ultimately, the project will result in the construction of 31 very low energy homes and energy saving work affecting 257 households. These single-family dwellings of aesthetic and functional quality, embellished with private spaces, will allow for a long-term integration of a new population.

Ecological water management.

The project envisages increases in drainage areas, both in the facilities of the Houyoux and in the new constructions planned, minimizing impervious surfaces and providing rainwater recovery systems.

Soft mobility

Conveniently located near the international railway station and serviced by several bus stops, the project would like to be more ambitious by considering the development of a bikeway on the site to connect neighborhoods to each other and to connect to the Ravel, a direct link to the train station and Namur's city center. The site focuses on soft mobility and provides ample room for modes of transport considered "actives".

Zero waste policy

The project involves the integration of a center to recover, reuse and recycle waste and select waste bins integrated into the public spaces.

Functional diversity

Following an analysis, a series of additional functions for the existing offer were considered. Creating laundries, a nursery, a dining area, restaurants and cafes would be a source of local jobs and would create social relations.



Solidarity, conviviality and participation

To make the project viable, it is important that it is well integrated with the population. Thus, this aspect was taken into account during the project development process. The project envisages the creation of a participatory mural.

- An project with impact

This initiative should implement the second phase of this urban regeneration. It will be the most needed and most ambitious. It is all the more necessary since it concerns the most fragile location in the heart of this "suffering" zone. The perimeter between the social housing estate of Floreal and the social housing estate of Germinal, among which is situated the former industrial site of Asty Moulin, will find itself completely rehabilitated. The purpose of the operation is to reconnect with the original quality of the garden city designed in 1960 for Floreal, to make its inhabitants proud, happy to live better there and to welcome a new population synonymous of the renewal expected. And finally being the most ambitious, because the development of this area will have a significant ripple effect on a broader scope than the first subsidized scale. It will be the starting point of a larger program of development and reconversion, in partnership with private operators.

