

“LA JOIE DU FOYER” Management of a neighbourhood in transition

10th European Urban and Regional Planning Awards 2013-2014



LOCALISATION



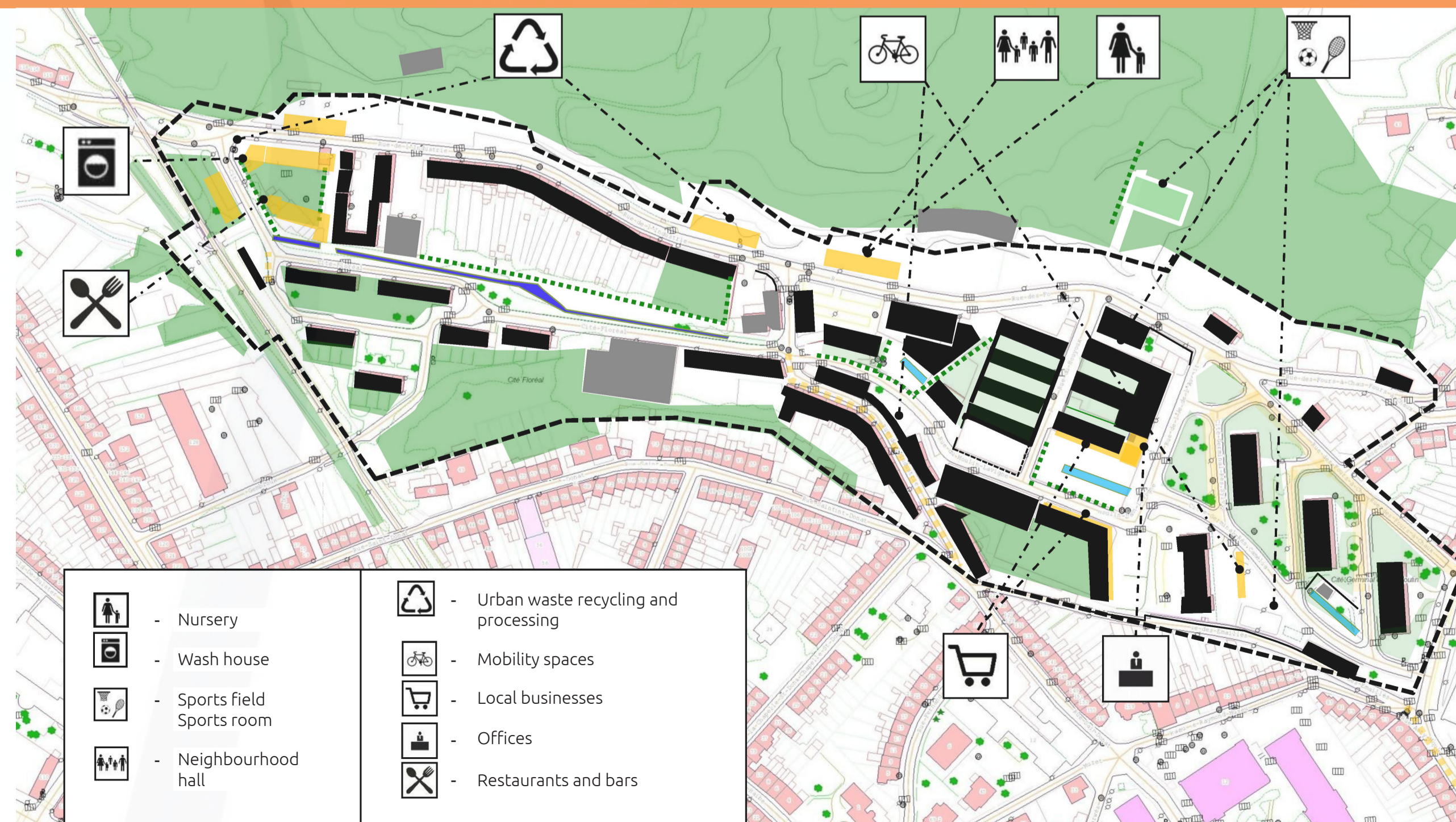
Historical Context
Situating at the cities' entrance, the neighborhoods of Bomel and Saint-Servais were once crossed by the river responsible for the surrounding landscape, the Houyoux. The industry developed in this valley and structured the location. Its hills are home to a quarry and lime kilns. But 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.

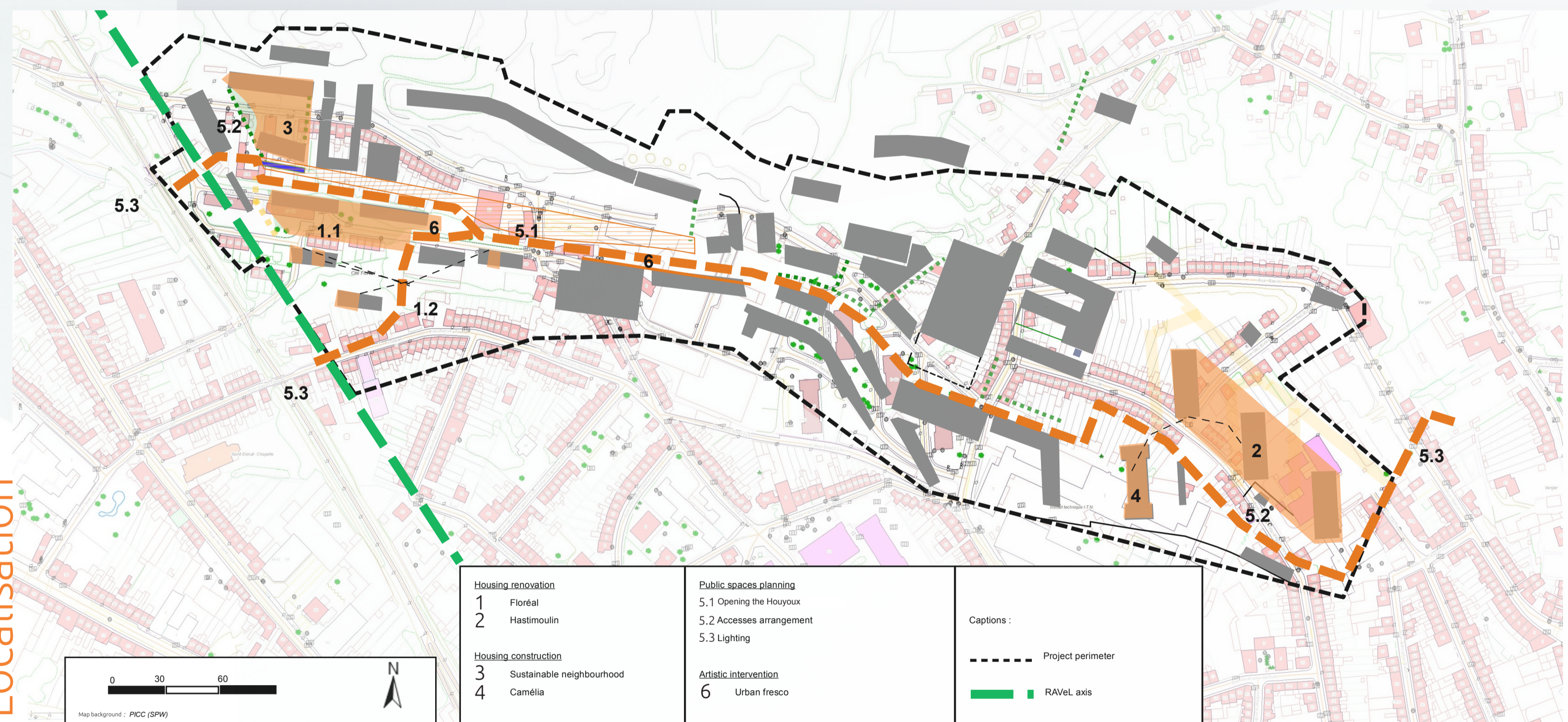
The framework of the land management
On this observation, two neighborhood committees have questioned the City of Namur who decided to reverse this tendency in a structural way. In 2009, the master plan of sustainable land for Bomel and Saint-Servais established a long-term plan for urban and social 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.

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



Localisation



Ripple Effect



Accompaniment Effect



PROJECTS

Existing housing renovation



Housing construction



Existing housing renovation



Artistic intervention



Existing housing renovation



Public spaces management

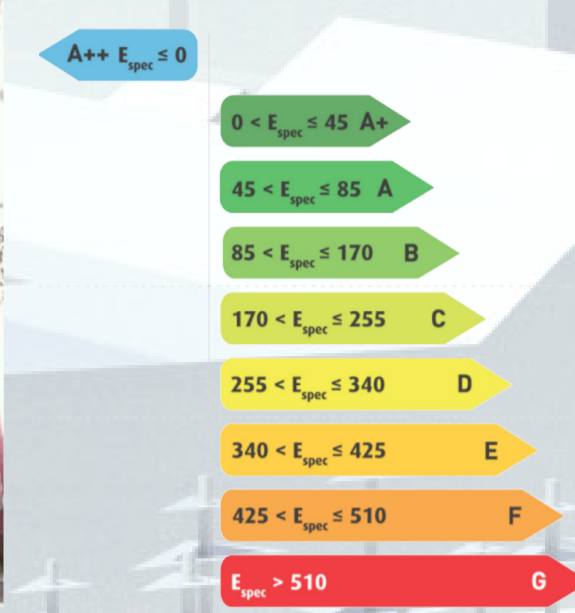


ENERGY ESTIMATION

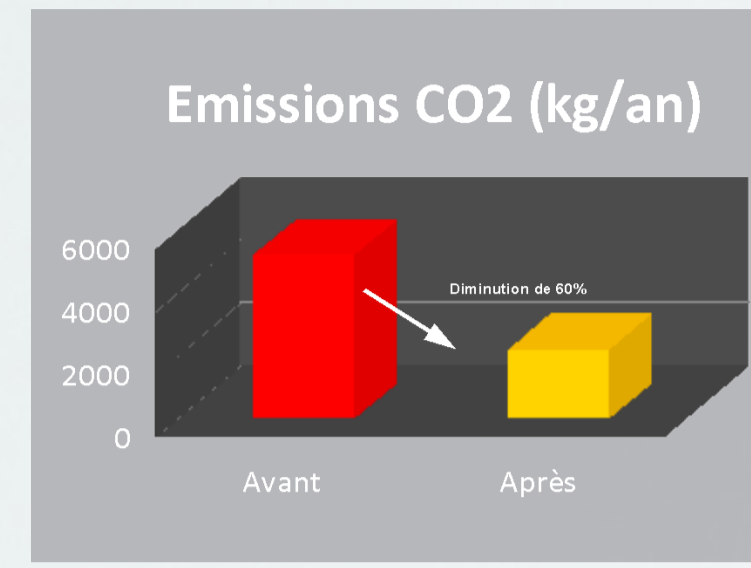
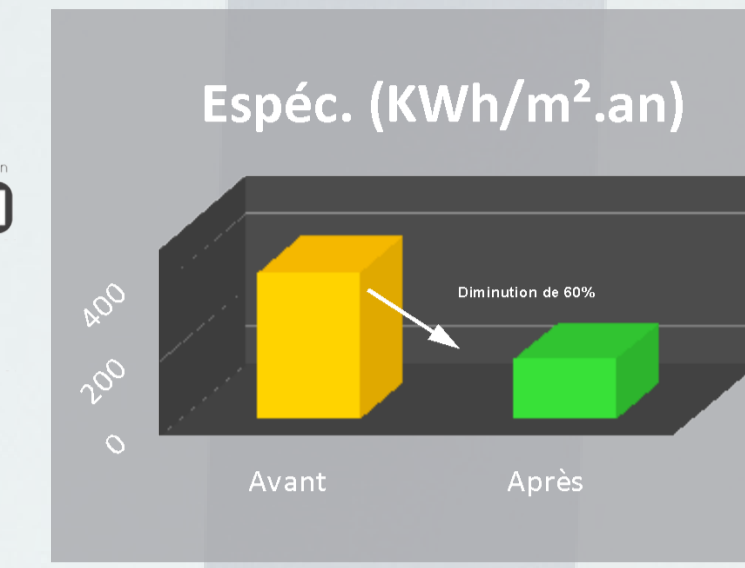
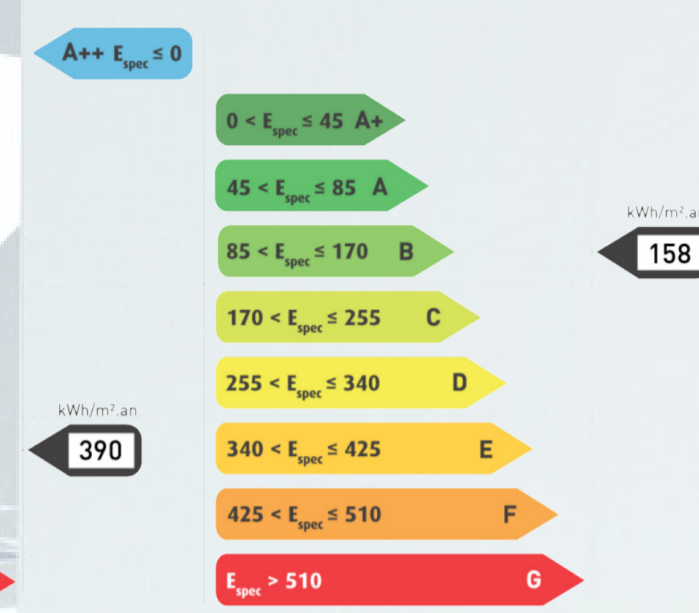
Existing building.



Existing situation.
(before renovation)



Planned situation.
(after renovation)



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

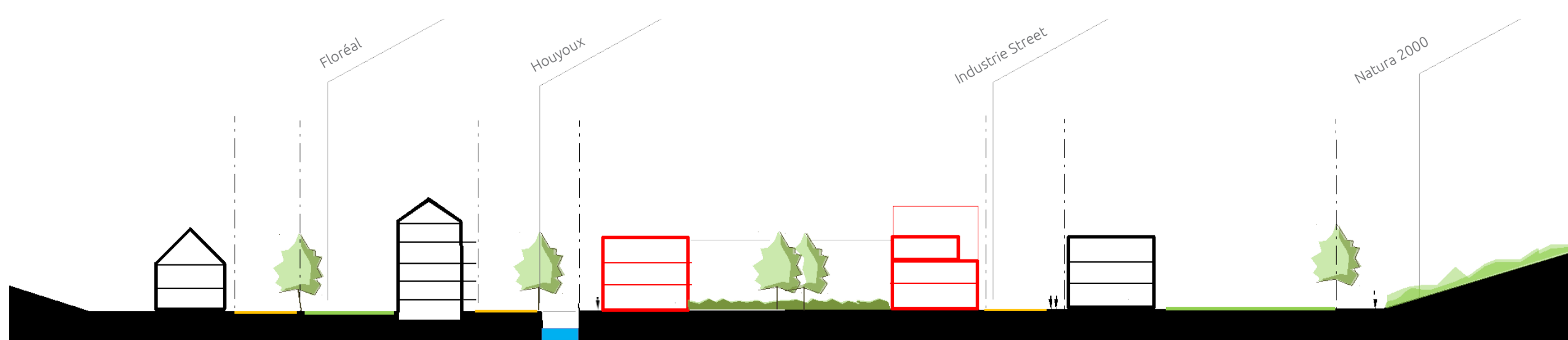
Following an analysis, a series of additional functions for the existing offer were considered. Creating laundries, a nursery, a dining area, restaurants and cafes would be a source of local jobs and would create social relations.

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.

INCLUDING LOCAL RESIDENTS IN THE PROCESS

Sawn section



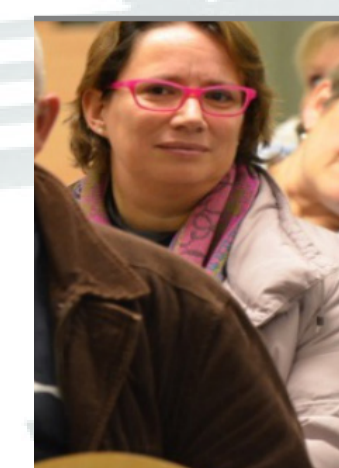
03rd of Novembre 2013 : 90 years of la Joie du Foyer
03 novembre 2013 : 90 ans de la Joie du Foyer
Announcement of the project
Project announcement



28th of Novembre 2013 : meeting with various partners
28 novembre 2013 : Réunion avec différents acteurs
Workshop
Workshop



28th of Novembre 2013 : meeting with locals
28 novembre 2013 : Réunion avec la population
Project presentation
Présentation du projet



"I am proud of the industrial past of our neighbourhood. We could insert historical signs telling this story."

"We could convert a former industrial warehouse into a museum. That would allow us to transmit memories of the past."

"We find interesting the re-opening of the stream in Gembloux. This should serve as an inspiration."

"I wish to see the Houyoux back in Hastimoulin"

"Insulating Floréal social houses facades is a great dynamic ! This will motivate owners to renovate their houses."