

## Day 3

### Renovation and Circular Economy:

*Materials at the Heart of the Transition towards a Sustainable buildings*

Seminar held in English

Wednesday 17th January 2024

At Maison de la Poste, Gare Maritime

Tour & Taxis – Rue Picard 7, 1000 Brussels

## AFTERNOON

13:30 - 17:00 | Guided Tours of Sustainable Buildings

Group 2 – 'Anderlecht'

### CityGate



In 2010, the Government of the Brussels-Capital Region wanted to revitalise the south-western part of Cureghem, in Anderlecht, and develop mixed-use projects there as part of the Canal-Midi neighbourhood contract.

To achieve this, a number of plots of land near the Gare du Midi and the Canal have gradually been acquired, and the banks of these plots have been transformed into ZEMU (Zones d'Entreprises en Milieu Urbain - Urban Enterprise Zones).

In terms of the scale of the project, CityGate is complex and vast. Ultimately, the project will change the face of the district over a total surface area of more than 130,000 m<sup>2</sup>. The CityGate programme comprises three projects, CityGate I, Petite Île - CityGate (II) and CityGate III, each with its own identity.

- CityGate I aims to meet the district's needs in terms of housing, economic activities and facilities, making it a "pivotal district" between the Cureghem district, the Gare du Midi and future projects along the canal.

- Petite Île - CityGate (II), on the site of the former Vesdre Continental pharmaceutical factory, should integrate economic activities, shops, housing, schools and public spaces.
- CityGate III, on the site of the former Leonidas factory and located in a mixed-use area, should include housing, facilities and a green public space.

## Circularium



Circularium is the transformation of over 20,000 m<sup>2</sup> of industrial space into a major centre for local innovation and circular production dedicated to the city. A place dedicated to short circuits, cultural players and neighbourhood life. A place where everyone can work, live and meet.

The site has real advantages. It's just a stone's throw from the town centre, Gare du Midi and the canal. Its total surface area is 2 hectares (including 7,933 m<sup>2</sup> of covered space and 12,067 m<sup>2</sup> of uncovered space available for Circularium). The high ceilings of the spaces can accommodate all types of industrial production and cultural events.

Occupancy can be flexible in time and space to suit individual needs. Circularium was launched in March 2020 for a period of at least 5 years, renewable as the project develops.

The aim of this transitional occupation is to breathe new life into this former car complex. To reconfigure it into an innovative, attractive and sustainable location for a new type of entrepreneurship and urban economy. During this 5-year transition period, Circularium will preferably host an interesting mix of long-term projects, start-up projects, pop-up projects and event-based projects. This 5-year period is an opportunity to study and test this new type of market before - why not - settling in for good.

- Production

One of the missions is to find stakeholders active in the production of consumer goods in line with urban needs.

- Circularity

The urban economy is inextricably linked to circularity. Circularium wants to welcome companies, start-ups and other project leaders with a circular economy approach to work together and develop.

- Flexibility

Circularium offers infinite flexibility, both in terms of duration (at the request of users, with leases that can be revised according to availability and users' needs, for a minimum occupancy period of 6 months) and in terms of surface area and ceiling height (modularity and the possibility of expansion). This flexibility is a major advantage when you don't know what tomorrow will bring.

- Neighbourhood

Circularium plays an activating role in its neighbourhood. It's an essential crossroads for local residents, a landmark not far from the canal where it's good to work and recharge your batteries. Because it is by integrating into its neighbourhood that Circularium will be successful.

## BatiTerre



BatiTerre is a pilot project run by the Batigroupe cooperative and the non-profit organisation Groupe Terre, which offers the recovery, storage and sale of second-hand building materials in Brussels. Its aim is to create stable local jobs and support the emergence of new circular practices in the construction sector. The project is also paving the way for a revaluation of manual trades, by supporting a social economy and training people for jobs in the re-use sector.

BatiTerre's recycling activities drastically reduce waste production on building sites. They also result in significant energy savings.