

ECO-DISTRICT JAMBES

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Address 1 - street : 5100 RUE GAMEDA ET PLACE BRUNEHAUT - JAMBES, Belgique

Population : 220 hab

Starting year of the project : 2011

Delivery year of the project : 2018

Key words : eco-neighborhood, mobility, Natura 2000 area, mixed housing, central location, urban extension,



1.79 ha



15 000 000 €

Proposed by :



Certifications :



ID CARD

The "Éco-quartier" Jambes, with its unique geographical location, a hundred meters from the bank of the Meuse, offers a mixed and sustainable habitat of 53 houses in a setting of remarkable quality. Its assets for the inhabitants:

- **a central geographical location** . The area is located less than 2 km from the train station, or 6 minutes by bike, and parking is free. It is particularly well served by several bus lines. It is connected by specially designed paths for cyclists and crossed by collective paths reserved for pedestrians and bicycles. The site is also in the immediate vicinity of downtown Jambes and its shops.

- **landscaped green spaces** . The neighborhood offers relaxation areas and playgrounds. Two steps away are the park, the castle and the port of Amée, the wood of the Vecquée and the burned wood and two protected natural areas, veritable green forested lung sheltering a diverse flora.
- **a contemporary architecture** , which combines aesthetics, sustainable materials that limit the impact on the environment and health. Particular attention has also been paid to water management and soil permeability.
- **low energy housing** . The layout and orientation of the buildings have been studied to take advantage of the natural contribution of light. High-performance insulation and joint ownership limit energy loss, which has allowed us to go further than the energy performance required by legislation.
- **a quiet and friendly environment** , offering a wide variety of housing that responds flexibly to everyone's needs. The layout of the premises around a central wooded square promotes meetings and creates links between the inhabitants.

These essential values contribute above all to the well-being of the inhabitants!

(*) The label corresponds to that of the "Sustainable Neighborhoods", according to the reference published by the Walloon Region (25 criteria), which promotes respect for the environment and guarantees the sparing use of energy and natural resources, thanks to the principles of sustainable construction adopted. Developed by the University of Liège, it imposes the respect of minimum 20 criteria out of the 25 envisaged to be able to be used.

Programme

- Housing
- Public facilities and infrastructure
- Public spaces
- Green spaces

Project progress

- Delivery phase
- Operational phase

Prescriptions and zoning

- Protected area
- Natural protection area

Key points

- Quality of life
- Mobility
- Resources
- Energy /Climate

Approaches used

- Ecodistrict national label

Certifications

- Ecodistrict national label

More info

<http://www.wallonie.be/fr/publications/quartiers-durables-mode-demploi>; Analysis of the sustainable neighborhood benchmark criteria carried out by an independent office (Neo Ides).

Data reliability

3rd part certified

TERRITORY

Type of territory

Market garden never urbanized, located in the middle of a residential urban fabric and taken again in central zone of the urban districts of the municipal structure diagram.

Flat land located on the banks of the Meuse with a good connection to the existing urban fabric.

Climate zone

[Cfb] Marine Mild Winter, warm summer, no dry season.

Land price

Land price : 160 €/m²

More info

<http://www.thomas-piron.eu/minisitesflash/jambes/index.php?P=>

KEY FIGURES

Neighbourhood paved surfaces

Neighbourhood paved surfaces : 4 250 m²

Built surface on natural or agricultural spaces

Built surface on natural or agricultural spaces : 1,36 ha

Green areas, roofs included

Green areas, roofs included : 10 100 m²

Public spaces area

Public spaces area : 2 180 m²

Public facilities floor area

Public facilities floor area : 500 m²

Housing floor area

Housing floor area : 7 700 m²

Number of residential units

Number of residential units : 58

Green spaces /inhabitant

45.91

Public spaces/inhabitant

9.91

Total investment costs (before tax)

Total investment costs (before tax) : 12 000 000 € HT

GOVERNANCE

Project holder

Name : Thomas & Piron Building

Type : Private company

General description :

With more than 40 years of experience, 20,000 homes (new houses, new apartments and renovated homes), more than 1,500 employees and a turnover exceeding 330,000,000 euros in 2015, Thomas & Piron is positioning itself more than ever as the leader of developers - homebuilders in Wallonia and the Grand Duchy of Luxembourg. Thomas & Piron Home mainly builds single-family houses and small residences. In order to respond to a market in real development, Thomas & Piron Home created in 2011 the brand Tom Wood which today builds wood frame houses. Thomas & Piron Bâtiment is active in the construction of residential buildings, but also rest homes, offices, commercial areas and major projects and public private partnerships. The Group also has a renovation department - Thomas & Piron Rénovation established since 2016 in a new building in Wanlin - and is developing its growth strategy in France, Morocco and Kenya. The efficient organization of the company enables the Thomas & Piron group to be competitive in terms of deadlines, prices and placing quality at the heart of its priorities. Thomas and Piron Home and Thomas and Piron Rénovation are approved in class D class 6. TP Bâtiment is approved in class D class 8 and certified ISO 9001, 14001 and VCA. These certifications guarantee a solid financial, economic and technical skills.

Project management

Description :

Conducted from one end to the other by Thomas & Piron Bâtiment, but in permanent consultation with the municipal authorities to develop a qualitative project in derogation of the development "dormitory city" that was planned in the municipal plan of development.

Project stakeholders

Wauters Thomas

Function : Investor

Project developer and promoter

t.wauters@thomas-piron.eu

Construction21 company page :

SOLUTIONS

- Urban project governance

Company :

Company :

Company :

Emmanuel Bouffieux Architect - BAEB

- Urban project governance

QUALITY OF LIFE

Quality of life / density

Contemporary and dense architecture (for a parsimonious use of the territory) while preserving a human-sized neighborhood and limiting the direct views between buildings.

Connected to the city by being directly along the Meuse and close to many green spaces and nature reserves.

Net density

-0.03

Social diversity

Brought by the diversity of the type of housing (single-family houses & apartments), their size (from 1 to 4 bedrooms) and the presence of buildings "kangaroo" intergenerational.

Social inclusion and safety

Located in a dead end with low speed roads to give priority to the walk and the bikes.

SOLUTIONS

- Urban densification
- Security

ECONOMIC DEVELOPMENT

Local development

Although the project itself does not generate any direct economic development, it fits perfectly into the overall development zone and the economic policy initiated by the local authorities.

Keeping shops in urban areas makes sense only if there is housing nearby. In this context, and not its location, the Eco-district reinforces the existing core of life.

In the reflection on the Eco-district, the challenges of the structure of the City of Namur have been taken into account, including the reconquest by a permanent habitat of peripheral urban neighborhoods, while ensuring the economic development capacity of the city.

At this point, an apartment is being transformed to accommodate the activities of a dental office.

% of public spaces

12

TRANSPORT

Mobility strategy

Possibility to drive by car at the site but at limited speed to leave the fair to bikes and pedestrians.

The site is in direct connection with the towpath of the Meuse.

Several footpaths in the site.

The parking spaces are limited to 1 per accommodation, unlike parking bicycles that are 2 per housing.

The site is close to the structuring bus lines allowing a direct link with the city center.

Local train station nearby and train station within 2 km.

SOLUTIONS

- Soft transportation
- Collaborative transportation
- Parking management

Company :

SMART CITY

SOLUTIONS

Company :

RESOURCES

% Paved surfaces

24

Water management

Site waterproofed at least (roads) for a maximum of direct infiltration.

For the rest, timed water on the roof and recovery of water for the maintenance of green spaces.

Soil management

Non-polluted site, cultivated land.

The excavated soil for basements was used as a backfill in a project a few hundred meters to limit the ecological impact of their truck transport.

Waste management

Collective selective collection for apartments.

Individual selective collection for houses.

SOLUTIONS

- Water management
- Soil management
- Waste management

BIODIVERSITY

Biodiversity and natural areas

Site surrounded by various nature reserves.

Reinforcement of the green network by the integration of plantations within the project, whether in private or public domain.

Native and non-invasive plants, including some fruit trees. These plants have been selected in the 5 plant structures: herbaceous, flower beds, bushes, isolated trees and trees.

SOLUTIONS

Description :

- Management of natural areas

ENERGY/CLIMATE

Climate adaptation, resources conservation, GHG emissions

Compact architecture to limit the surfaces of loss and privilege the joint ownership.

Organization of buildings to make the best use of solar energy and avoid shadows between buildings.

Energy sobriety

All houses are energetically more efficient than what legislation requires to limit consumption.

SOLUTIONS

- Climate adaptation

BUILDINGS

Buildings

Modern architecture and rational structure to limit the consumption of materials (slab thickness, amount of reinforcement, ...).

In addition, for each studied variant, a reflection was made to select the least energy-consuming materials and the least producers of dust or volatile components during their implementation and their life cycle.

Reasons for participating in the competition(s)

La mobilité : le projet est situé à moins de 2km d'une gare IC disposant d'un parking vélo et voiture gratuit. Il est particulièrement bien desservi par plusieurs lignes de bus (plus de 120 bus/jour dans chaque direction). Les divers bâtiments du quartier sont reliés par des voies spécialement aménagées à l'attention des cyclistes et par des chemins collectifs uniquement réservés aux riverains (chemins piétons et voiries de type partagées avec vitesse limitée à 20km/h). Une seule voie unique et directe relie le quartier au centre-ville.

La densité du logement : 58 logements sur une surface nette de 0,82ha, soit une densité nette de 70,8log/ha. Ces logements sont répartis en 3 résidences d'appartements 1 à 3 chambres, 2 immeubles pour un total de 8 appartements intergénérationnels et 23 maisons unifamiliales (plus de 10% de logements adaptables).

Les espaces partagés n'ont pas été oubliés; l'éco-quartier s'organise autour d'une place centrale et propose des espaces de détente, des terrains et aires de jeux, des places de parking privées et publiques ainsi qu'un parking vélo de 83 places.

Les potentialités du projet au niveau de la mixité fonctionnelle: 20 fonctions répertoriées dans un périmètre proche, 1 école dans le quartier et de nombreux services de proximité.

La réflexion sur les ressources: l'architecture contemporaine esthétique du quartier a intégré des matériaux durables (ex : faible teneur en composants organiques volatiles) et qui contiennent des matières recyclées ou recyclables pour limiter l'impact sur le l'environnement à long terme. Même lors du terrassement, les surplus en terre ont été réutilisés sur un projet à proximité pour limiter l'impact écologique de leur transport.

Les logements sont à 83% mitoyens et respectent les standards PEB2017 en matière de besoins de chauffage et d'énergies renouvelables. L'agencement et l'orientation des bâtiments ont été étudiés pour profiter de l'apport naturel de lumière.

Le respect des milieux naturels : Les réseaux séparatifs permettent la récupération des eaux de pluie pour les usages domestiques, tels que l'arrosage. La perméabilité (parfois –semi) des sols favorise l'infiltration et l'approvisionnement des nappes phréatiques, notamment grâce aux chemins en dolomie pour les piétons (61% de surfaces perméables) et au bassin d'orage qui permettent de limiter le débit rejeté dans les égouts.

Le projet est en lisière de Meuse, à deux pas de deux zones naturelles protégées et dans la réflexion environnementale sur l'intégration du quartier, le choix d'espèces indigènes et non invasives pour les espaces verts s'est imposé tout naturellement.

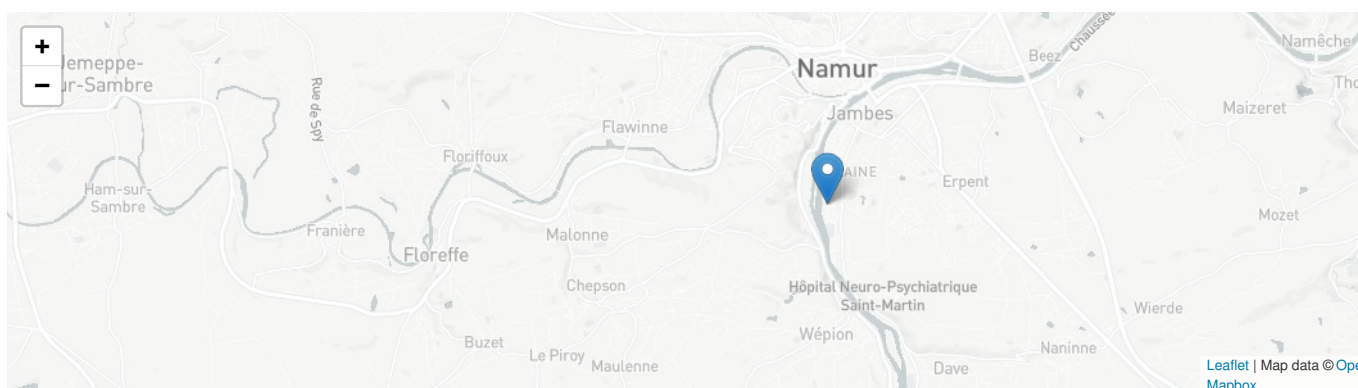
Building candidate in the category



Grand Prix Ville Durable



Coup de Cœur des Internautes





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