

## The Jardins de Baseilles

by Nathalie Henry / © 2017-06-13 18:40:46 / Belgique / © 10996 / FR



Urban sprawl

**Address 1 - street** : 5101 ALLÉE DE FRIBOURG, ERPENT, Belgique

**Gross density** : 83.34 logt/ha

**Population** : 200 hab

**Number of jobs** : 85 emplois

**Starting year of the project** : 2011

**Delivery year of the project** : 2015

**Key words** : Sustainable neighborhood - mixed function and intergenerational.



2 ha



35 000 000 €

Proposed by :



### ID CARD

The project "Les Jardins de Baseilles" in Erpent, located along a priority development axis and 3 km from the center of Namur, is based on the principle of a reduction in the environmental impact and a better fit constructions in their environment.

Particular attention has been paid to prevent soil waterproofing and to maintain biodiversity by creating a majority of green roofs and a green space at the center of the project that harvests rain and runoff water in an open hydraulic network within this park. All the buildings in this eco-district are equipped with rainwater tanks for the convenience and maintenance of the gardens.

The project is part of the sustainable approach of the Master Plan of the South East of the Namur Agglomeration and, in particular, in the zones with priority

urbanization and in the zones of classes A (high density) identified by the same document.

The average density of the project is 32.6 log / ha. Following the recommendations of the Master Plan, the front plot, close to the N4, has a higher density (43.6 log / ha).

However, the rear fits the existing quarters with a density of 21.5 log / ha by forming the buffer zone with the neighboring residential area.

A mix of functions makes it possible to ensure conviviality and social control (shops, offices, horeca, single-family or collective dwellings, medical center, ...

## Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Public spaces
- Green spaces

## Method used to calculate CO2 impact

The project is established in the city's first ring. It allows travel by public transport and promotes soft mobility. The mix of functions makes it possible to limit the displacements. In the immediate vicinity, we find housing, shops, offices, economic activity, school infrastructure and a health center. Buildings benefit from a PEB between A and B thanks to an optimal orientation of all the dwellings, reinforced insulation, solar panels, collective or individual gas heating (for homes), ventilation double generalized flow, etc.

## Project progress

- Operational phase

## Key points

- Quality of life
- Economic development
- Mobility
- Biodiversity

## Approaches used

- Ecodistrict national label

## Data reliability

Self-declared

## TERRITORY

### Type of territory

Near-periphery habitat

Reconversion of an old poultry breeder

### Climate zone

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

## KEY FIGURES

### Neighbourhood paved surfaces

Neighbourhood paved surfaces : 18 000 m<sup>2</sup>

## Green areas, roofs included

Green areas, roofs included : 7 500 m<sup>2</sup>

## Public spaces area

Public spaces area : 7 000 m<sup>2</sup>

## Office floor area

Office floor area : 2 500 m<sup>2</sup>

## Commercial floor area

Commercial floor area : 3 000 m<sup>2</sup>

## Housing floor area

Housing floor area : 9 800 m<sup>2</sup>

## Number of residential units

Number of residential units : 80

## Green spaces /inhabitant

37.5

## Public spaces/inhabitant

35

## Total investment costs (before tax)

Total investment costs (before tax) : 35 000 000 € HT

## GOVERNANCE

### Project holder

Name : Cobelba sa

Type : Private company

General description :

Cobelba is a company belonging to the Besix group since 2007, active in the construction sector and in property development. Cobelba's real estate development focuses on building sustainable neighborhoods with a mixed function. Particular attention is paid to sustainable development and the impact of projects on our environment. Cobelba, founded in Naninne and Virton, founded in 1994, has rapidly developed into one of the leading players in the construction industry in the Walloon Region. It employs some 150 people, including a dozen engineers. The Company's activities are concentrated in the construction, transformation or extension of industrial buildings, public buildings, offices, commercial premises and apartment buildings. In these latter areas, it also develops real estate development projects. In order to achieve its objectives of quality and profitability, the company has acquired the ISO 9001: 2008 certificate and, with a view to improving safety on construction sites, has obtained VCA certification. Performance, quality, safety and respect for the human being are the key words of the company. We strive for excellence in customer satisfaction and recognition.

### Project management

Description :

The project was carried out in partnership with the City of Namur. The implementation of a master plan for the whole plateau preceded the implementation of the project. Consultation with local residents was made mainly during the development of the master plan, mainly on the themes of mobility, density and allocation of the area. The remarks or wishes of the residents were taken into account for the development of the project, which made it easy to obtain permits.

### Project stakeholders

Cobelba

Function : Construction manager

Developer, developer, contractor, investor. Cobelba took charge of the project from A to Z.

## BURO 5

Function : Architecture agency

[Construction21 company page :](#)

## SOLUTIONS

## Description :

Cobelba's real estate development focuses on building sustainable neighborhoods with a mixed function. Particular attention is paid to sustainable development, to the impact of projects on our environment (water, CO2 emissions, mobility, proximity, population, etc.). We are active in the reassignment of former abandoned industrial sites.

- Urban project governance

Company :

## QUALITY OF LIFE

## Quality of life / density

The project has a high density along National 4 (N4). This more urban part includes shops, offices, two restaurants, the liberal professions and some twenty houses that provide social control. The particularity of this project is the management of car parks; in the 110 parking spaces in the basement, 14 are reserved for housing, 36 for offices and 60 for shops. But for the good use of this equipment, the offices free their places free of charge in the evenings and the holidays for the benefit of the other users. The public spaces were studied in partnership with the municipal services. The car is tolerated. Gentle mobility has a lot to offer. New paths between the new and old districts have been created to allow everyone to access the large common spaces thus created. The park at the center of the project is public access but maintained by the inhabitants. The rainwater is recovered either in the tanks for reuse or in a valley within the park (with filtration in the soil). Vegetable roofs reinforce biodiversity, allow evaporation and retention of part of the rainwater. All the houses have a favorable orientation, none are located on the North side. The eco-district comprises 21 houses and 56 apartments of all sizes, ensuring a diversity of inhabitants. The whole is sold.

## Net density

-0.01

## Social diversity

View living environment

## Social inclusion and safety

The diversity of the selling prices of the dwellings (depending on the size and the level of equipment) made it possible to reach an enlarged target population. The paths to the other neighborhoods have made it possible to create links between the old and new inhabitants. These meet either in the park or in the shops.

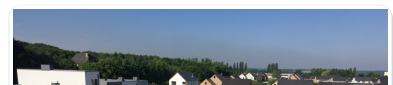
Public lighting has been studied carefully to ensure safety. The roads are narrow and one way, which secures pedestrians. A large part of the population living on the site is vigilant when respecting the rules and public spaces.

## Ambient air quality and health

The air quality is correct because no industries, except the circulation of the N4, important at certain times of the day. We planted many trees and green spaces.

## SOLUTIONS

Common Park



## ECONOMIC DEVELOPMENT

## % of public spaces

35

## % of office area

## % of commercial area

15

## TRANSPORT

### Mobility strategy

Private parking for public use is free. It is available at the entrance of the site. A drop off along National 4 has been developed to allow parents to drop off children without returning to the housing areas where there is a significant school infrastructure. It is currently seen that pedestrian crossings to this college are frequently used for the greatest joy of all.

Bike parking and nearby bus stops favor alternative trips.

## RESOURCES

### % Paved surfaces

90

### Water management

Recovery of rainwater for housing in rainwater cisterns, vegetable roofs and tie in the center of the park.

### Soil management

No soil pollution.

### Waste management

Large garbage cans are located in each building with containers for waste sorting.

## Contest

### Building candidate in the category



Grand Prix Ville Durable



Coup de Cœur des Internautes



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