



SCALE: L/S – urban and architectural

TEAM REPRESENTATIVE: architect / urban planner / landscape architect

SITE FAMILY: And productive again!

LOCATION: Tubize, Clabecq, site of the Forges de Clabecq

POPULATION: 25,621 inhab.

STRATEGIC SITE: 23.40 ha **PROJECT SITE:** 1.5 ha

SITE PROPOSED BY: City of Tubize, Duferco Wallonia

ACTOR(S) INVOLVED: City of Tubize, Duferco Wallonia

OWNER(S) OF THE SITE: Duferco Wallonia

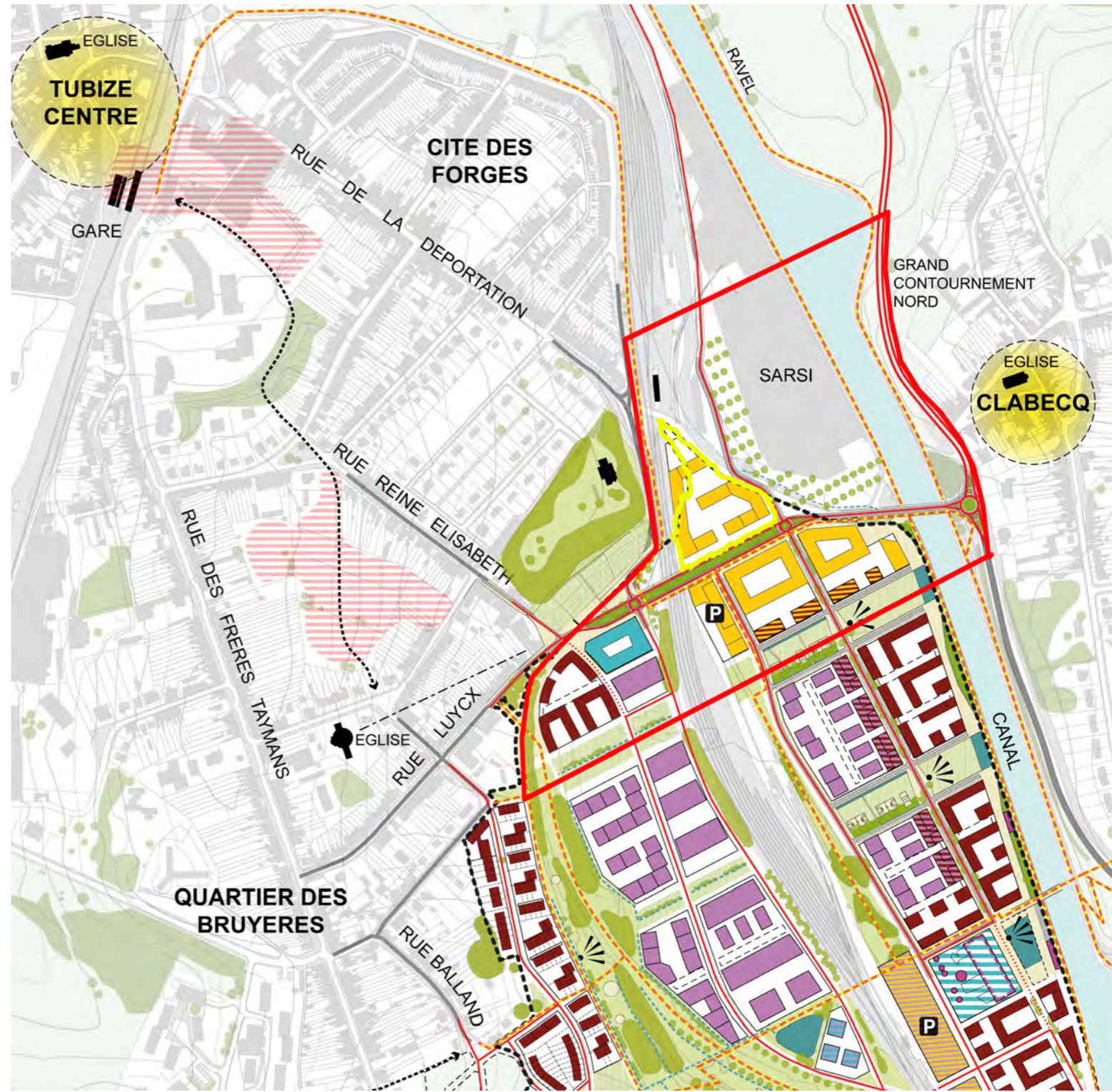
COMMISSION AFTER COMPETITION: Urban study to be carried out

HOW DOES THE SITE CONTRIBUTE TO A PRODUCTIVE CITY?

The town of Tubize grew up around textile and metalworking industries, the biggest being the Forges de Clabecq. Following the gradual winding down of these activities, the former industrial sites have been progressively reconverted by combining habitat, shops and services. The reconversion of the 87 hectares (210 acres) of the Forges site is a major factor in the economic development of Tubize. The Master Plan created in 2012 envisages habitat and associated functions as well as economic activity. As well as ground floor space for shops, bars/restaurants and liberal professions, the project allocates 8.6 hectares for SMEs, another 7 for multi-modal activities and 3.3 for tertiary activities (shops, offices and services).

THE STRATEGY OF THE CITY

After industrial activity ceased towards the end of the 20th century, Tubize underwent a mutation. As the western economic cluster of Wallon Brabant, its location 21 kilometres from Brussels has attracted several real estate investors. The last decade has seen the population rise by more than 10%, and this trend is continuing with more than 1,000 homes under construction and several projects on the drawing board. More than 2,000 new housing units are planned for the Forges site, of which 200 are now being developed to the west of the site. Previously separated by the industrial installations, the town centre and the village of Clabecq will be linked by this new neighbourhood, which has recently been recognised as one of the 10 priority areas in Wallonia. The European site is destined to create the future image of Tubize.



SITE DESCRIPTION

Created in the 18th century, the Forges de Clabecq site is the oldest steelmaking centre in Wallonia. Bordered by the Charleroi-Brussels canal and crossed by a railway line, it marks the way into Tubize. Following the closure of the site in 2002, a partnership involving the Region, the Town and the company Duferco started work on a project to develop and strengthen the urban pole of Tubize. Most of the industrial buildings have been demolished, for example blast furnace no. 6. The decontamination of the 80 hectares of the Duferco site is currently under way, and the strategic site is now almost bare except for the old railway buildings and industrial sheds in the northern part (Sarci area). Bordered by the eastern entrance to the town centre, it is well connected to soft mobility routes.

HOW IS PRODUCTION TAKEN INTO ACCOUNT IN THE MIXED URBAN PROGRAM?

The reconversion project for the Forges site combines habitat, shops, services, community amenities and economic activities. It focuses on public spaces and soft mobility, and its implementation requires the construction of public mobility infrastructures. The present way into Tubize is obstructed by a crossing over the railway line, which would be moved southwards to allow for a better crossing of the line. A northern bypass would reduce the amount of traffic through the town centre (this project has just received initial funding). New roadways between the canal and railway line will facilitate access to the loading area on the canal. Located between the present and future ways into the town, the project site is the link between the town centre and the village de Clabecq, between the canal and the railway lines. A symbol of the renewal of Tubize, it will clearly mark out

the entrance into the town. With railway lines to the west, it stands along company premises on the canal. As for the southern part of the new urban boulevard leading into the town, reflections are focused on the development of a real estate complex of shops and accommodation. The project site should perform the transition between these different activities and be home to compatible functions, e.g. manufacturing activities within modular surfaces (artisans' village, business centre, linking hall...).

EUROPAN 14 - TUBIZE (BELGIUM)



South view of the project site



South view of the strategic site being remediated



East view of the project site



General view of the project site



Railway crossing to enter Tubize with the old Clabecq station



Northeast view of the project site from the location of the future railway crossing



The Charleroi-Brussels canal running east of the strategic site



North view of the project site from the future Tubize access road