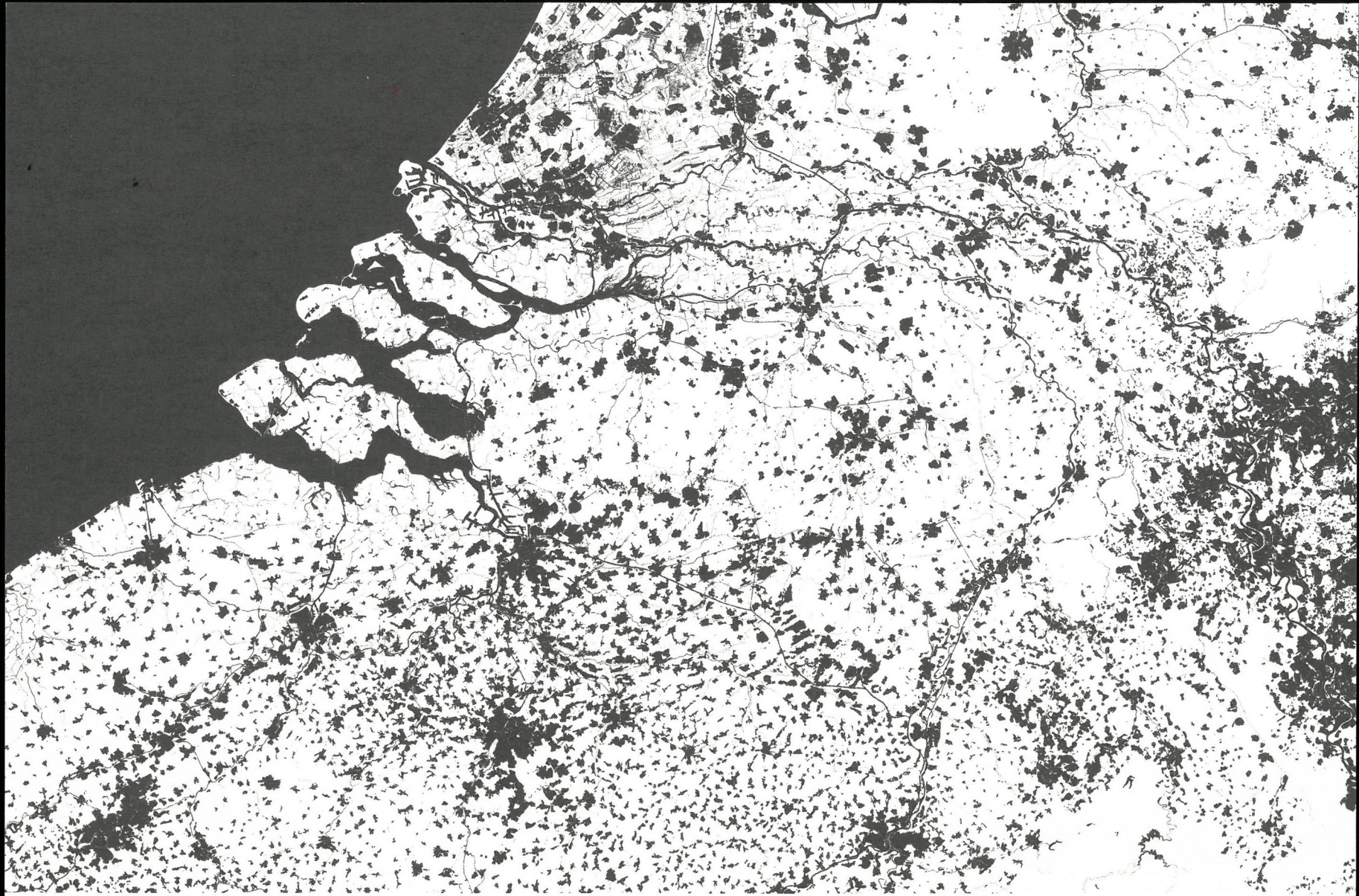




JASPERS-EYERS ARCHITECTS

51N4E





HOW TO NOT DEMOLISH A BUILDING



RUBY PRESS

01 Deal with the Trauma

02 Confront and Learn

03 Start with the Structure

04 Commit to Circularity

05 Care and Curate



Deal with the Trauma

Key Dates	Key Step	Actors
1947	Shift of the Brussels-North station from Rogier to its current location.	
1958	Infrastructural works for the small ring isolate the North quarter from the rest of the city.	
1959	First plan to extend the Boulevard Jacquemain to the Northern Quarter	
1962	First preliminary drawings of the Plan Manhattan plan, which aims to transform 20 ha. of the North Quarter into a new business district.	Groupe Structures
1964	New road plan for Brussels sets the basis for the Manhattan Plan and the WTC towers.	
17/02/1967	Official approval of the Manhattan Plan for a new business district in the North Quarter on 53 ha of existing city fabric.	Belgian State
1968	First expropriations linked to the Manhattan plan and Charly de Pauws vision the WTC.	Charly de Pauw
1970	Start of the construction of WTC I	
1973	Completion of the WTC I tower	
1977	Charlie de Pauw is obliged to find foreign capital to continue the construction of the WTC towers.	
1977	Completion of the WTC II tower.	
1978	End of the expropriations. 53 ha. Were demolished and 11.000 inhabitants evicted	
1983	Completion of the WTC III tower with foreign (English) capital	
2009	Inauguration of the Zenith tower, last building of the Manhattan plan. A total of 1.2 million m ² of offices are occupied by public sector.	
2015	Launch of an international architecture competition for the future of WTC I to IV	Befimmo
2015	Befimmo reconsiders preservation and approaches a specialist in C2C to consult them on sustainability.	
2016	Foundation of association Up4North by the main real-estate owners of the Northern Quarter (including Befimmo)to promote and rethink the district.	Up4North



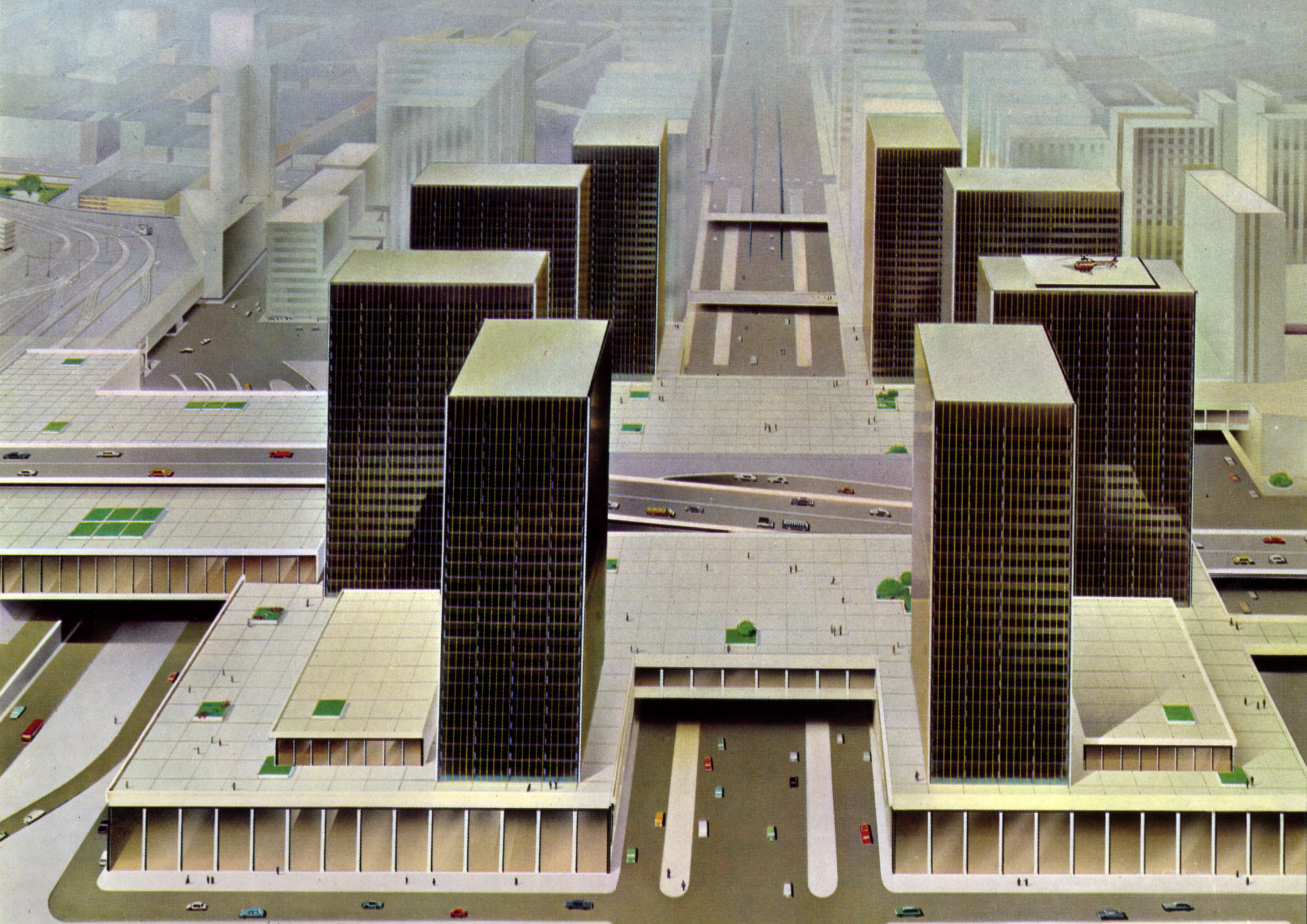
WORLD TRADE CENTER

BRUXELLES

ANVERS

NEW YORK

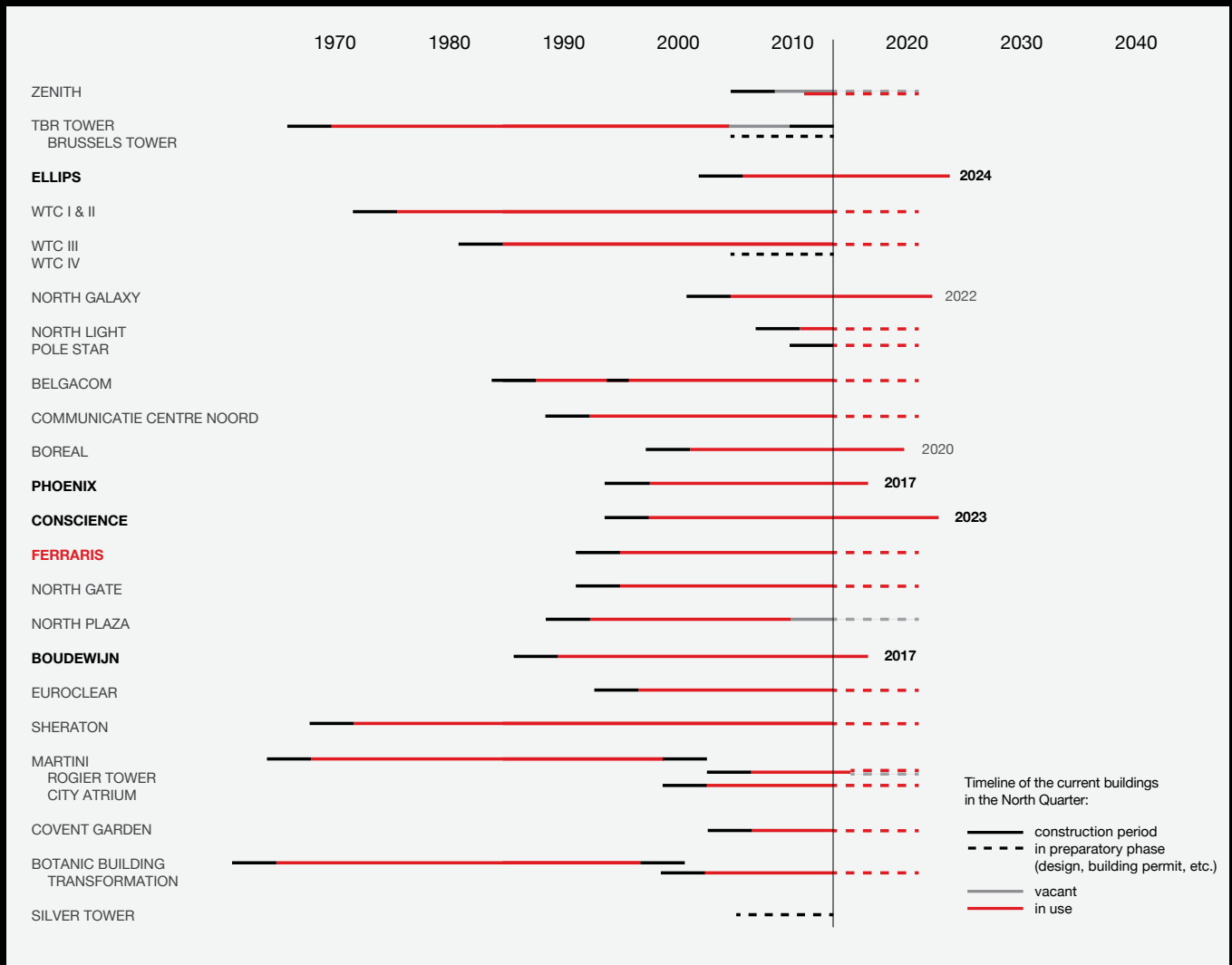














How to Not Demolish a Building

22 As the owner of WTC III and parts of WTC I and II, Bofill launched a twofold process. On the one hand, they gradually acquired full ownership of WTC I and II, creating conditions allowing for a complete transformation of the towers. On the other hand, they invited five international teams of architects for a competition addressing all four WTC towers at once (including WTC IV, which was never built). A way to imagine a new life for the towers while effectively linking back to the initial international ambitions of the Manhattan Plan.







Confront and Learn

Key Dates	Key Step	Actor
2015	Short-term lease for artist studio's.	Artist collective coordinated by Overtoorn
06-07/02/2017	On site Masterclass Hybrid Business District.	51N4E, UHasselt
August 2017	Moving in on-site with entire office on the 16th floor.	51N4E, Vraiment Vraiment
26/08/2017-02/09/2017	Real Estate Architecture Summer School.	Real Estate Architecture
September 2017	Creation of de facto alliance, called LabNorth, to coordinate the activation of the towers and the district.	Up4North, 51N4E, Architecture Workroom Brussels, Vraiment Vraiment
October 2017	Setting up design studio spaces for the academic year 2017-18 on the 24th floor.	KU Leuven Sint-Lucas Brussels Campus
January 2018	Platform North, a programme for temporary use starts with several small organisations moving in on the 17th to 26th floor.	LabNorth, with different local non-profits and creative practices
02/06/2018 - 08/07/2018	You Are Here (Part One)	Architecture Workroom Brussels, IABR
June 2018	Urban rooftop garden	LabNorth
22/ 06/ 2018	Creative Shaping Cities conference	Onkruid
15/09/2018 - 11/11/2018	You Are Here (Part Two)	Architecture Workroom Brussels, IABR
11-14/10/2018	Illegaal Festival	Brasserie Illegaal

HYBRID BUSINESS DISTRICTS



'Hybrid Business Districts' is an on site master class and lecture programme by the international architecture firm 51N4E and is part of the Adaptive Reuse programme of Hasselt University faculty of Architecture and Arts.

MONDAY 13 FEB

Lecture by 51N4E
18:00 WTC1 19th floor

51N4E focusses on reconfigurations of an existing built environment, working with multiple parameters at once in order to unblock the status quo by reframing interventions and integrating different perspectives.
www.51N4E.com

TUESDAY 14 FEB

Lecture by Nafsika Elkidou
18:00 wtc1 19th floor

Nafsika Elkidou is an architect currently based in Amsterdam. Thinker and tinker, her projects shift between research and design, down-to-earth realism and humor, storytelling and a hands-on approach. As freelance designer she is currently working at Inside Outside (Petra Blaisse) and Studio Noa Verhofstad.

WEDNESDAY 15 FEB

Lecture by Vermeir&Heiremans
18:00 WTC1 19th floor

In their practice the Brussels-based artist duo Vermeir & Heiremans focuses on the dynamics between art, architecture and economy. Vermeir & Heiremans have presented their work at 10th and 13th Istanbul Biennial (2007 & 2013), Manifesta 9 (2012), Bucharest Biennale (2016) a.o.
www.in-residence.be

THURSDAY 16 FEB

Discussion Salon
19:00 WTC1 19th floor

Oana Bogdan, Rob Cuyvers, Jorg De Vriese, Sven Lenaerts, Petra Pflandmages and Peter Swinnen reflect on design strategies and stimulatory policies for the reconversion of (derelict) business districts.

Address: WTC 1, Koning Albert II-laan 30, 1000 Brussel, 19th floor

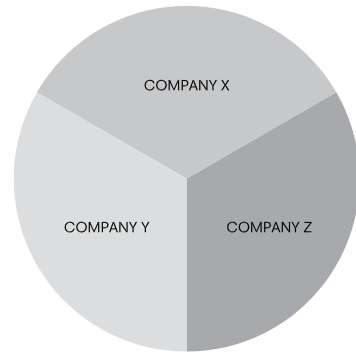
Concept by Freek Persyn and Dieter Leyssen

With contributions by Charlotte Lao Schmidt, Marta Petrov and Galaad Van Daele

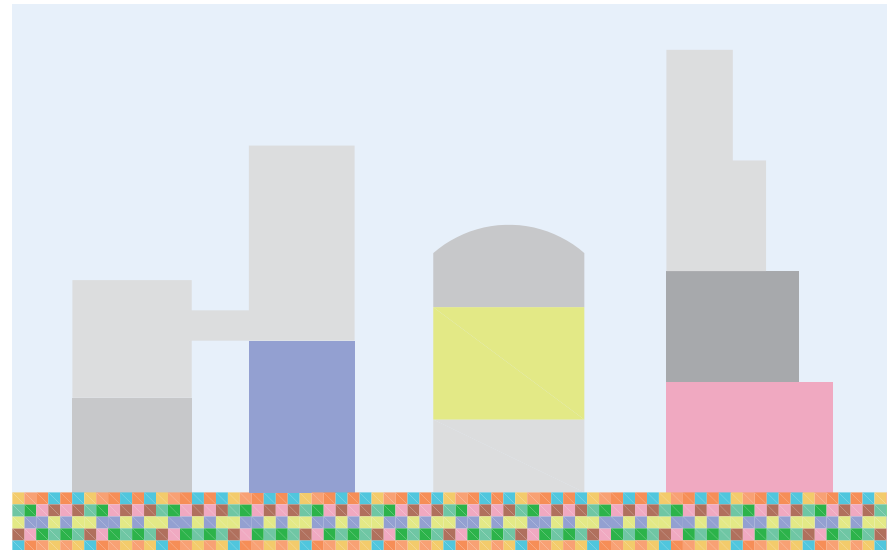
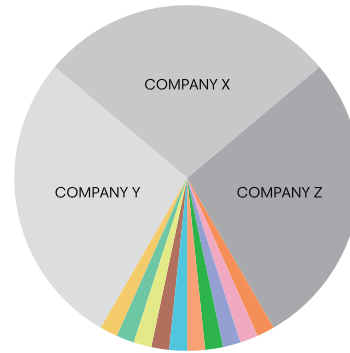
With the support Hasselt University Faculty of Architecture and Arts Adaptive Reuse Programme, Up4North, ObjectProjects



CURRENT

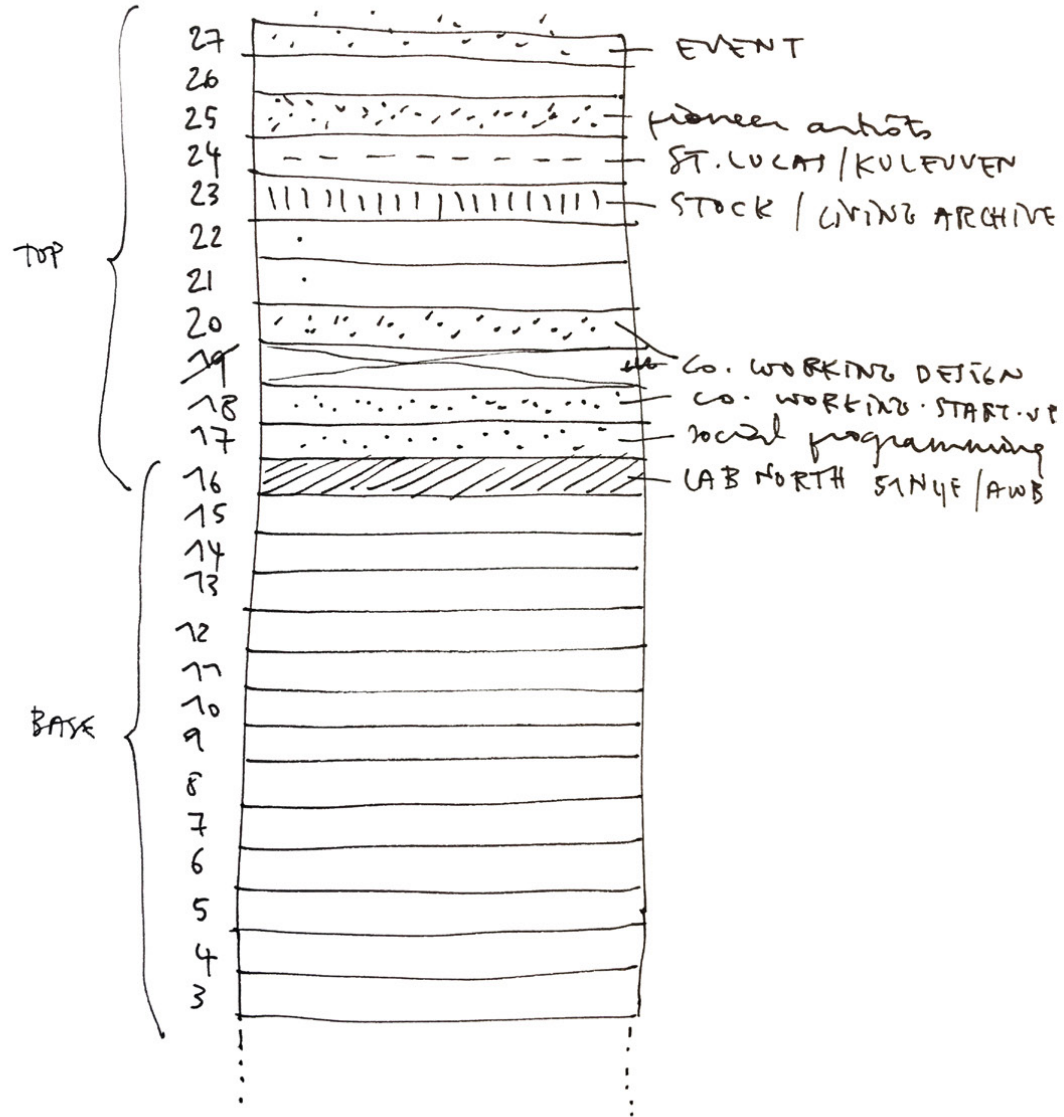


FUTURE



23.11.2017

WTC 1



one year period, the Hybrid Business District was tested in situ and in actu: a 'pre-occupation' whose many trials ultimately permeated the WTC's transformation project.


How to Not Demolish a Building



35 The many organizations renting spaces in the framework of Platform North, posing in their workspaces. Documented by Vraiment Vraiment.







The building is the STAGE
The building is the TEST-SITE
The building is the EXHIBITION

Het gebouw is het PODIUM
Het gebouw is de TEST-SITE
Het gebouw is de TENTOONSTELLING

Le bâtiment est le PODIUM
Le bâtiment est le TERRAIN D'ESSAI
Le bâtiment est L'EXPOSITION





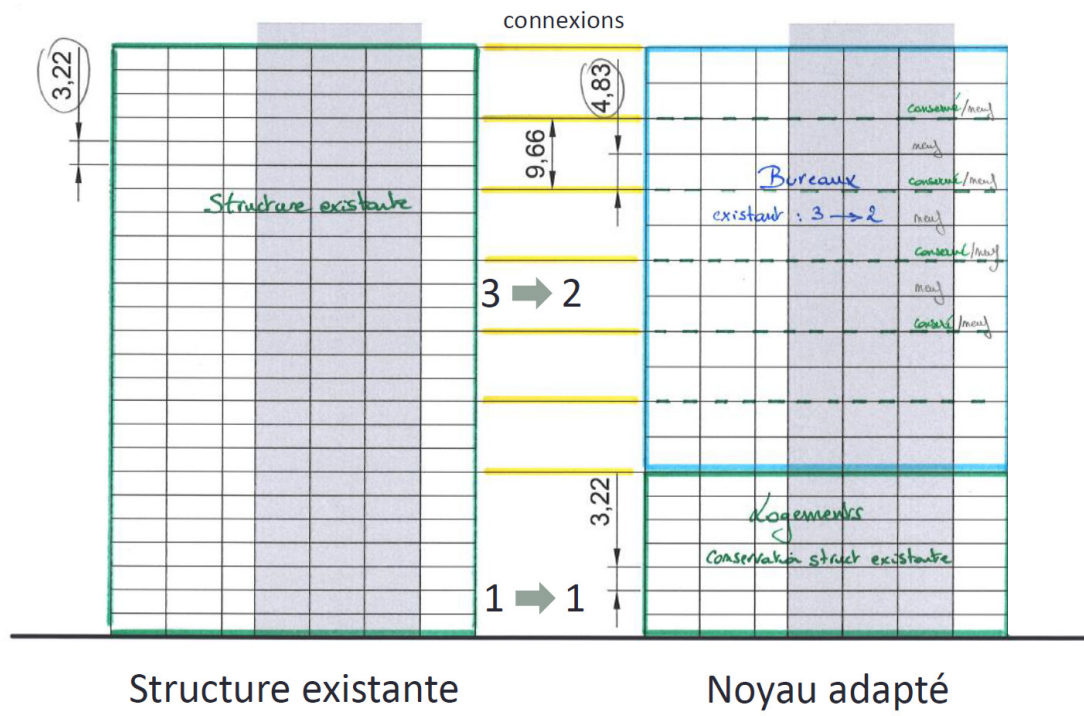
1. Start from a tangible urgency
2. Connect with those who harbour similar ambitions
3. Support a multitude of strategic actions
4. Target the ambitious goals
5. Trigger viral transformation
6. Hack the missing link



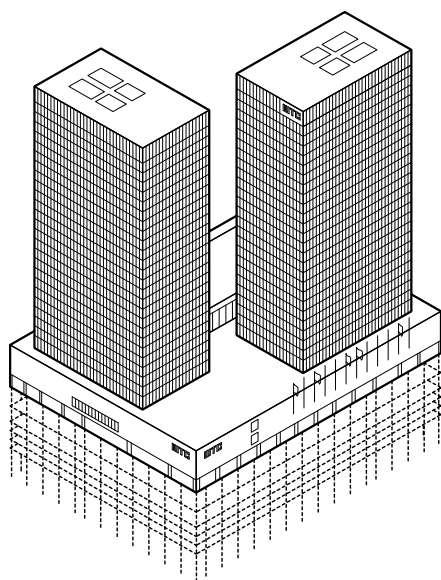


Start with the Structure

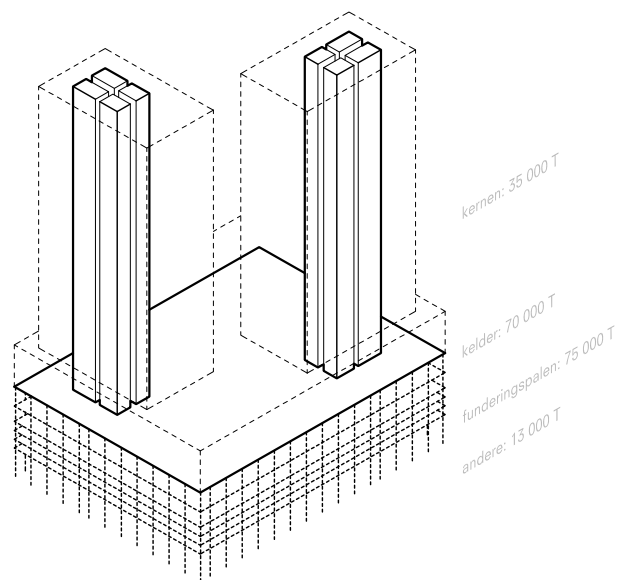
Key Dates	Key Step	Actors
September 2017	Launch of a competition in association with the Brussels Bouwmeester.	Befimmo, Brussels Bouwmeester
September 2017	Flemish Government launched a tender for a new location for their administration.	Flemish Government
November 2017	Mixed-use project ZIN is selected as winning proposal.	51N4E, l'AUC, Befimmo
January 2018	Setup of the project atelier on the 15th floor of WTC I.	51N4E, l'AUC, Jaspers-Eyers
June 2018	Building permit is handed in for the construction of ZIN.	51N4E, l'AUC, Jaspers-Eyers
July 2018	Application as candidate for the tender of a new location of the offices of the Flemish Government	Befimmo
March 2019	Agreement on the selection of ZIN as the future offices for 3.900 employees of the Flemish Government	Flemish Government, Befimmo
March 2020	Urban and environmental building permits obtain green light	urban.brussels
December 2020	Construction of new foundations for the 'Volume Capable'	TM Open Minds (CFE) Van Laere - BPC - VMA)



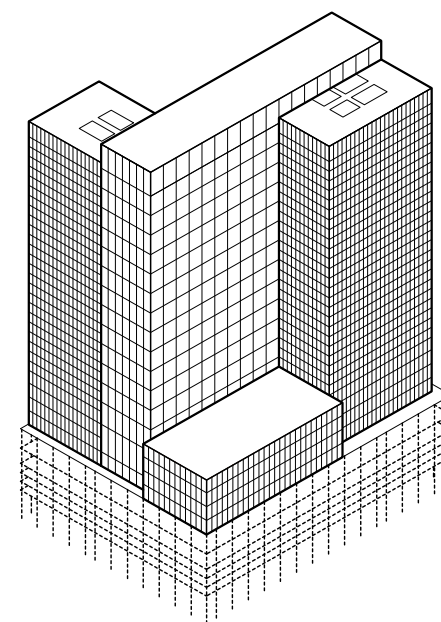
1972

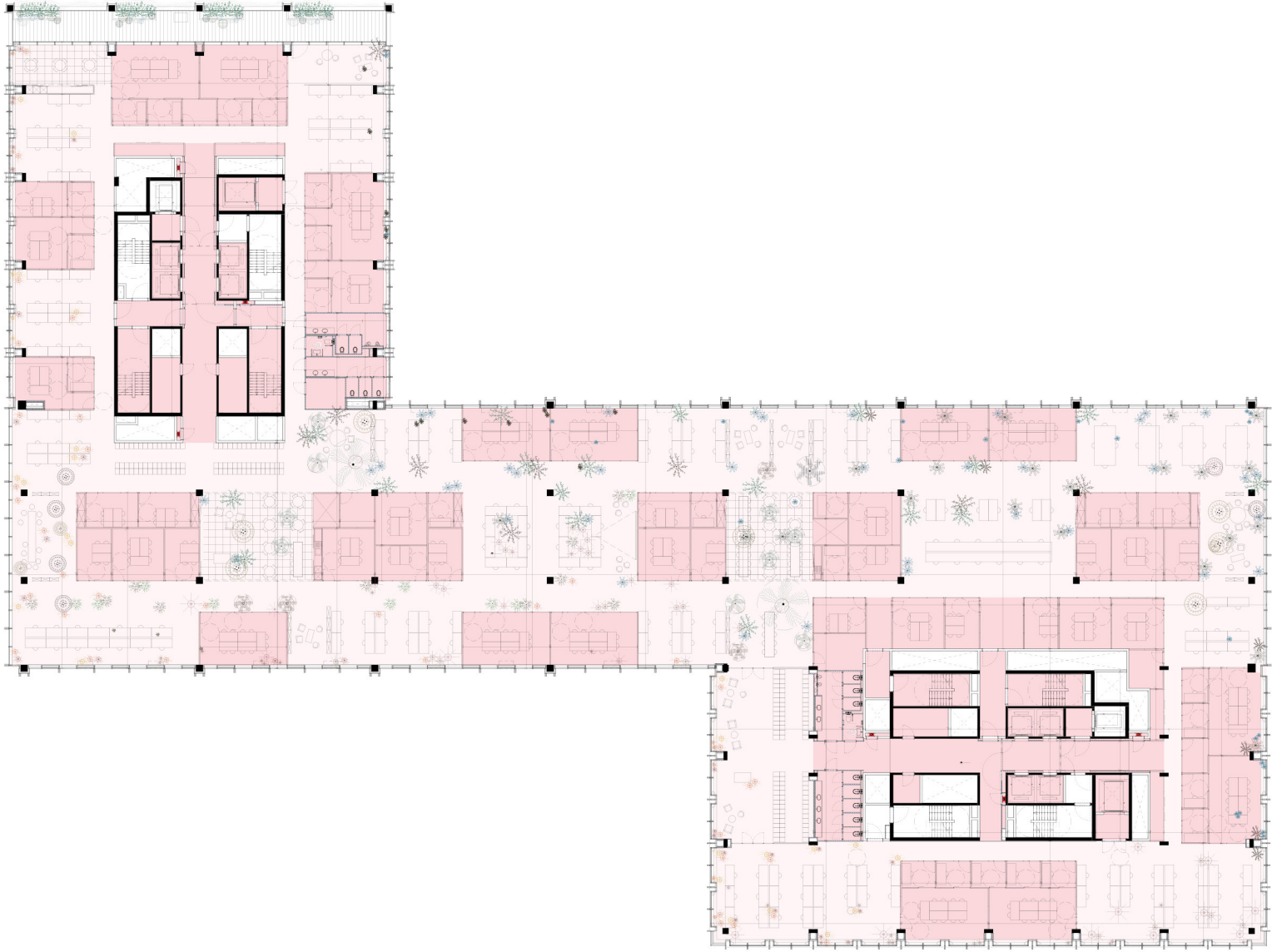


2020

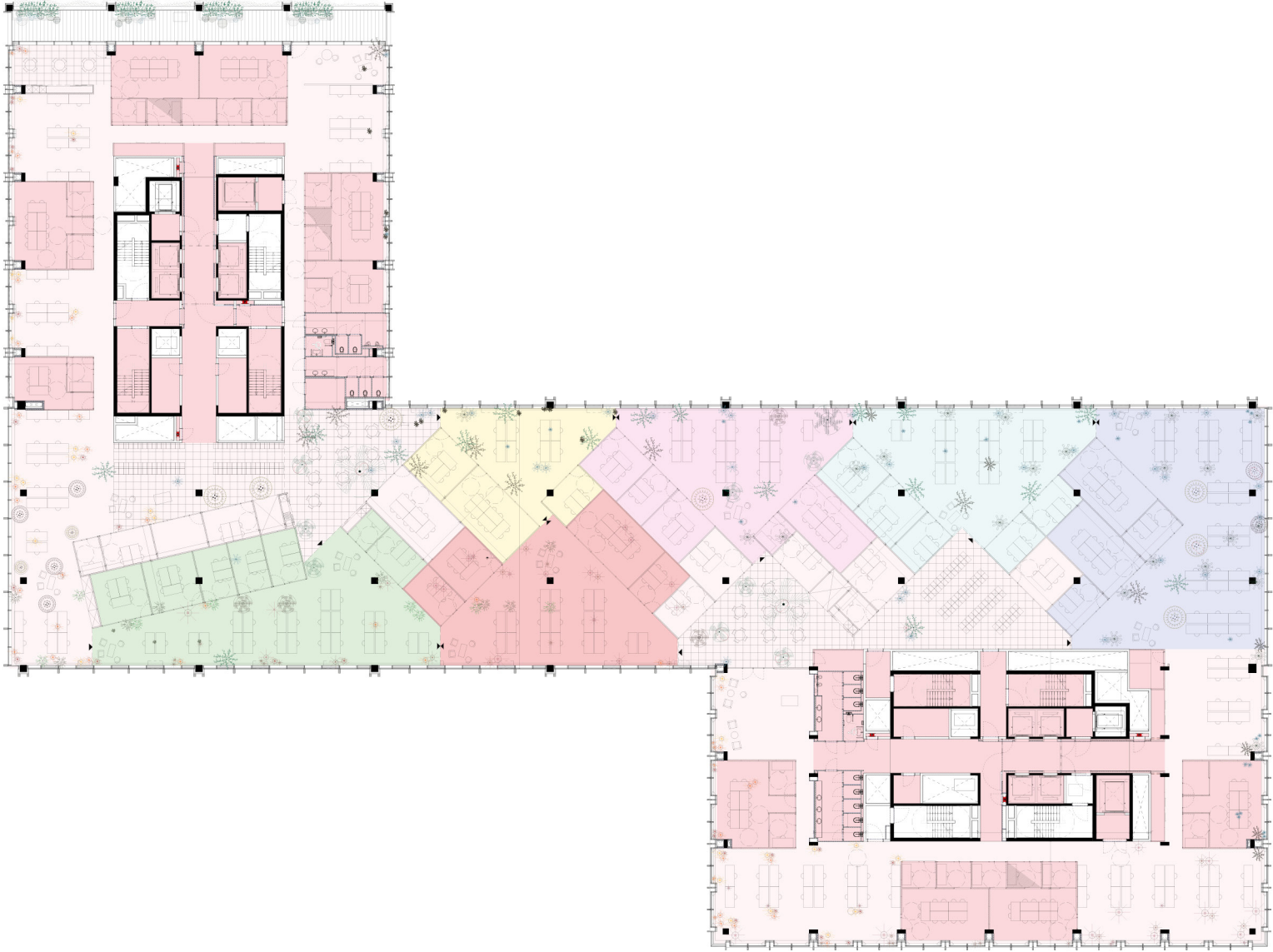


2023

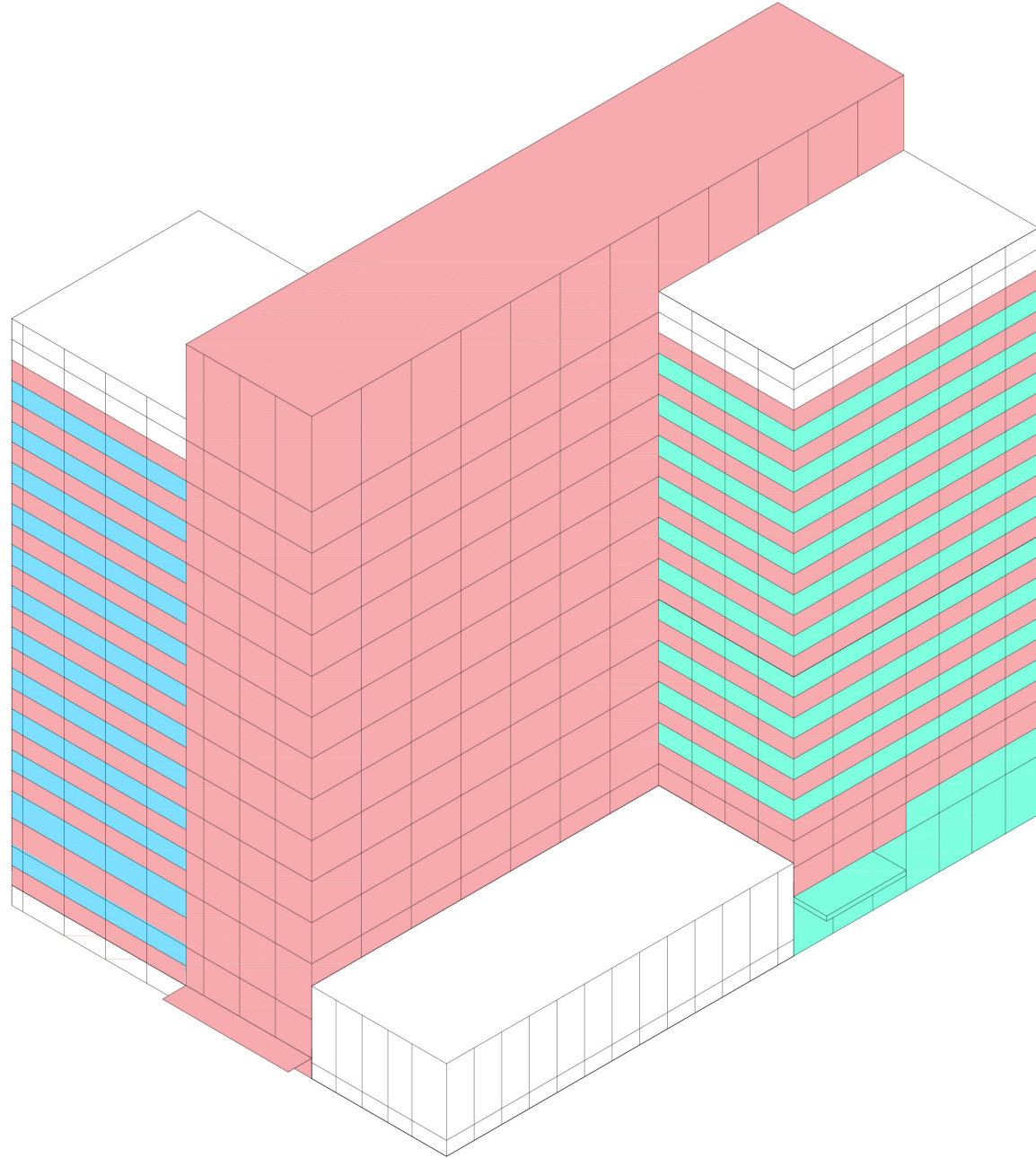


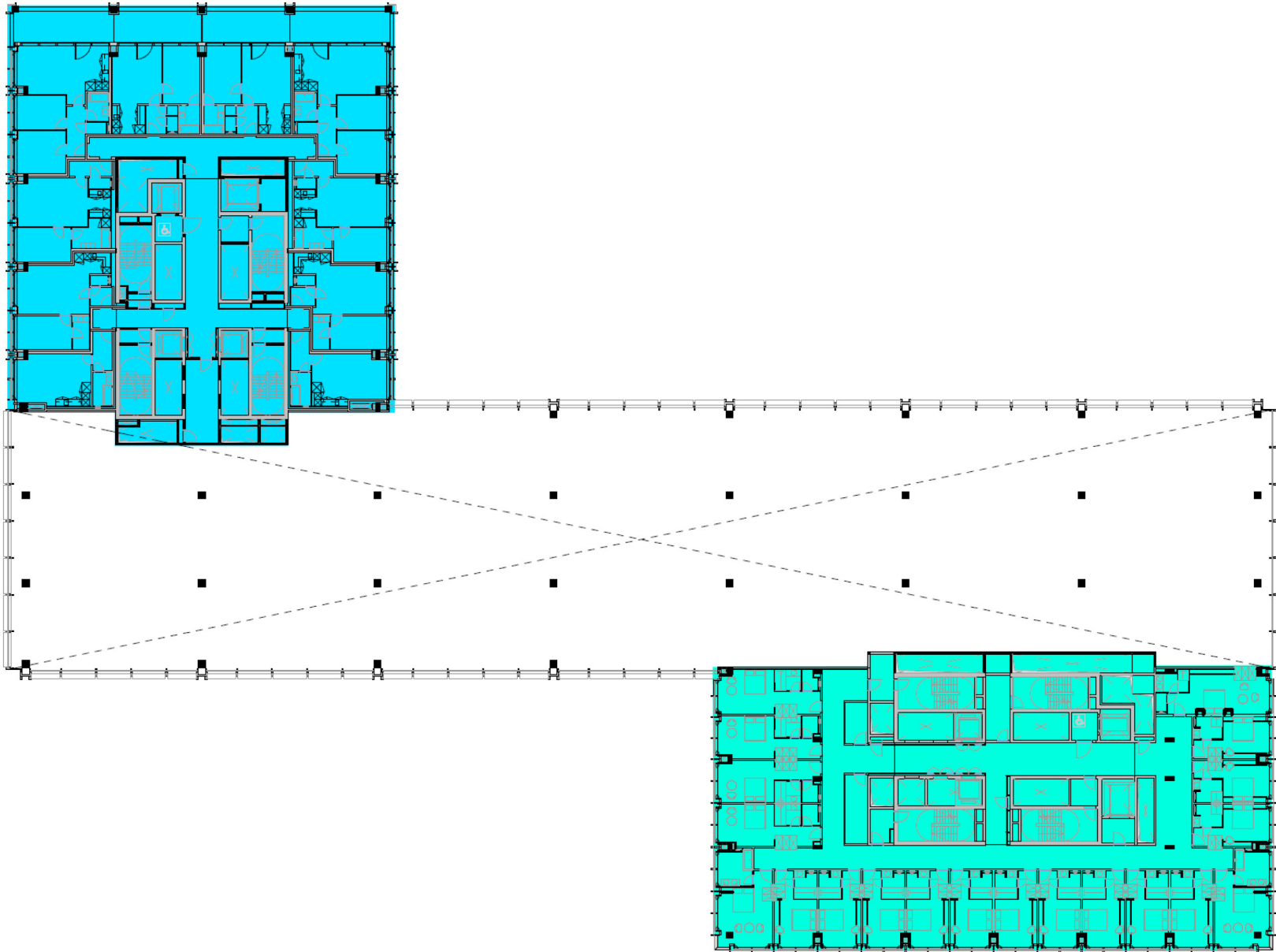






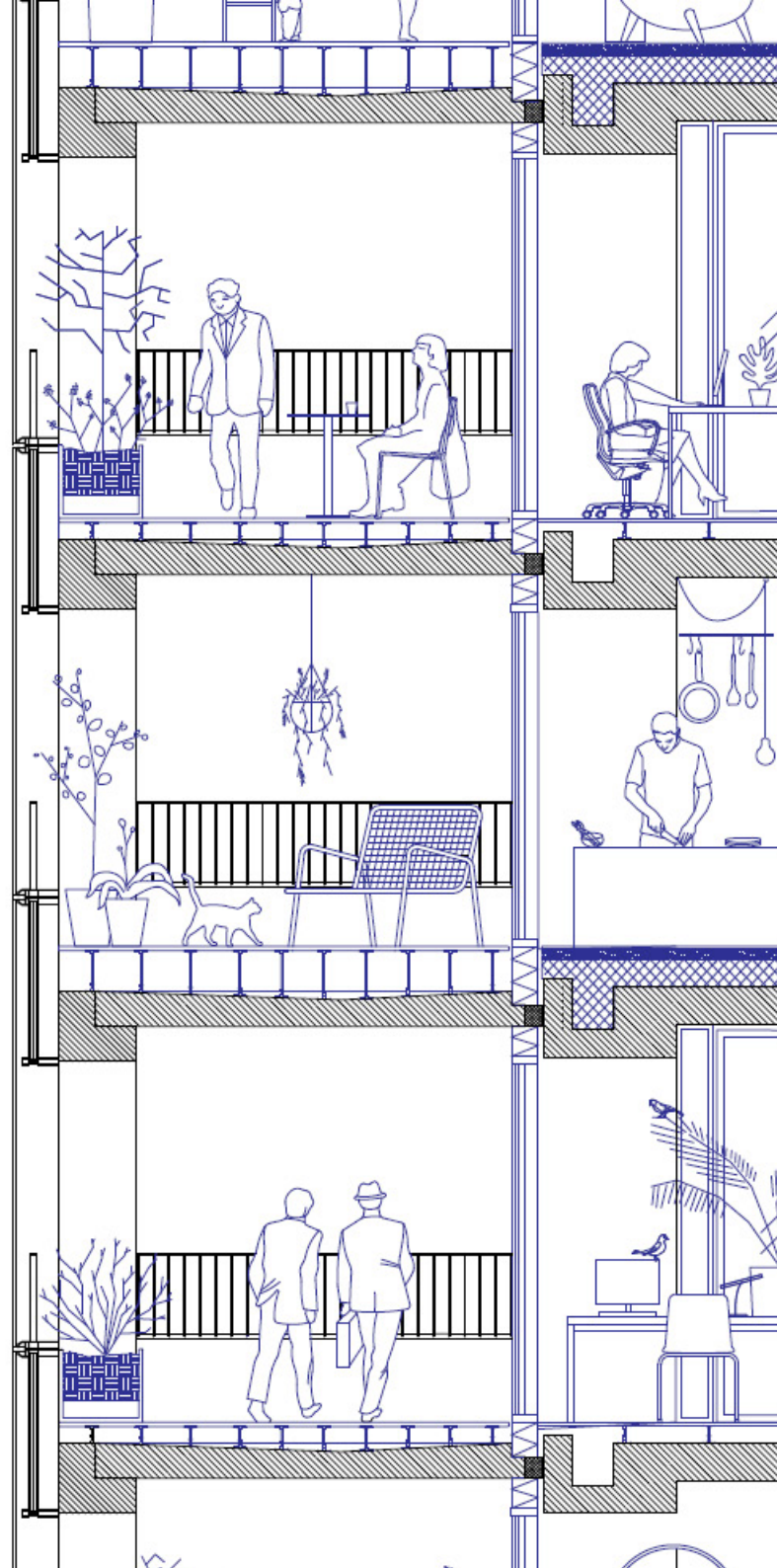


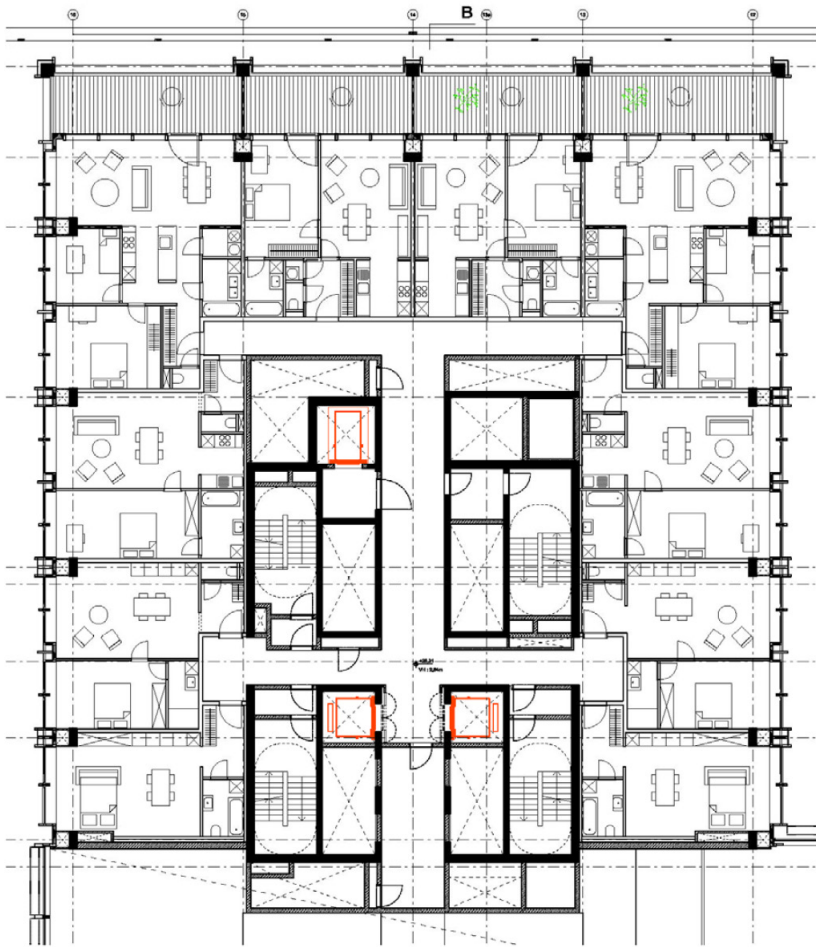












Apartments



Office











Commit to Circularity

Key Dates	Key Step	Actors
01/26/2018	visit to Venlo City Hall, the first circular building in the Low Countries	
March 2018	brainstorm sessions on a circular building	Lateral Thinking Factory
March 2018	introduction to GRO, a integrative durability tool of the Flemish Government	Flemish Government
April 2018	Launch of TOTEM (Tool to Optimise the Environmental impact of Materials). Zin is used as a test case	OVAM, Leefmilieu Brussel, Service Public de Wallonie
June 2018	inventarization of the whole building	Drees&Sommer
Spring 2019	Search for buyers, organising the collection and dismantling of building elements to be reused off-site	Rotor, De Meuter, Drees & Sommer
June 2019 - March 2020	Research on reuse of interior facade cover panels from WTC in ZIN	51N4E, Dzero Studio
15/01/2020	ZIN is awarded with a BE.Exemplary award by the Brussels Capital Region	urban.brussels
December 2020	Dismantling of main structure of towers and plinth	De Meuter
11/06/2021	First Concrete with C2C Silver certification is poured on-site.	CCB, Ergon, Prefaco

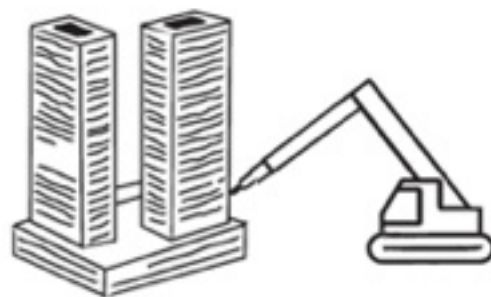








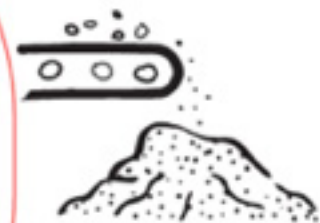
WTC



De Meuter



Re-use of concrete



ABR



CCB



ZIN



Open Minds
Befimmo









134

23

T24

M SERIES

SIMPLICITY



HO

44CB 53



Befimmo

ZIN

ZIN



Open Minds
Befimmo



CCB

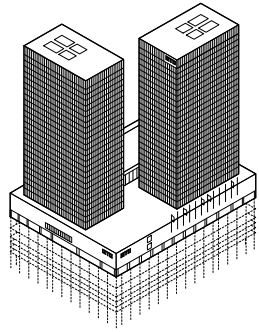
5%

0.000 €

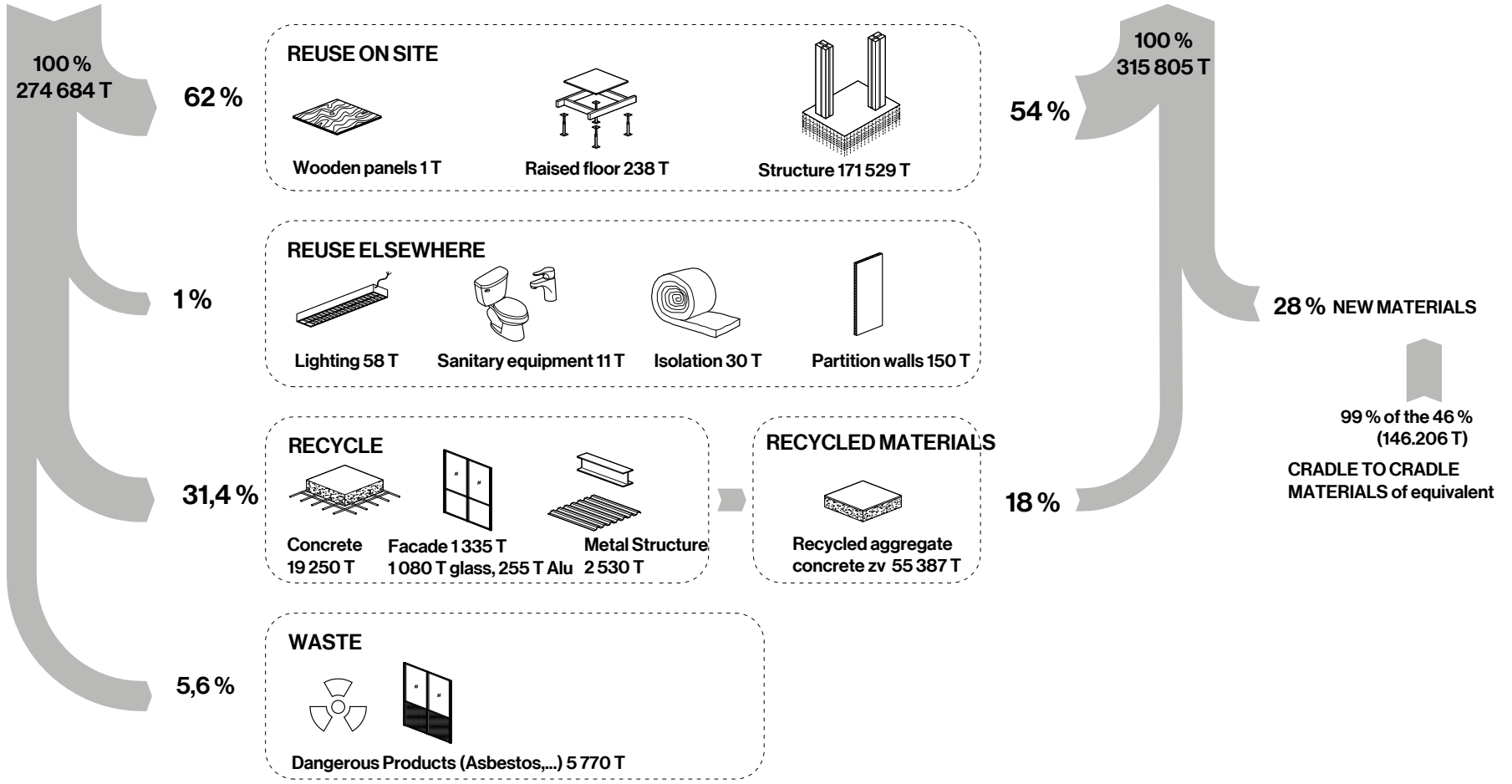
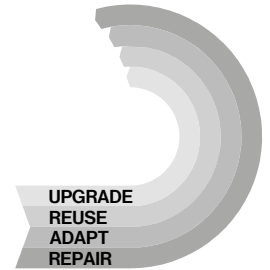
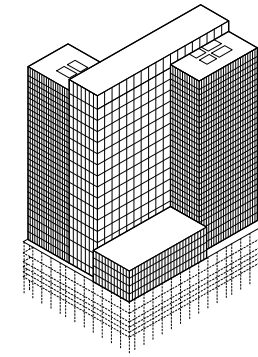
SAFETY
DO IT.

Bef
WHERE BUS

2018: WTC I & II



2023: ZIN









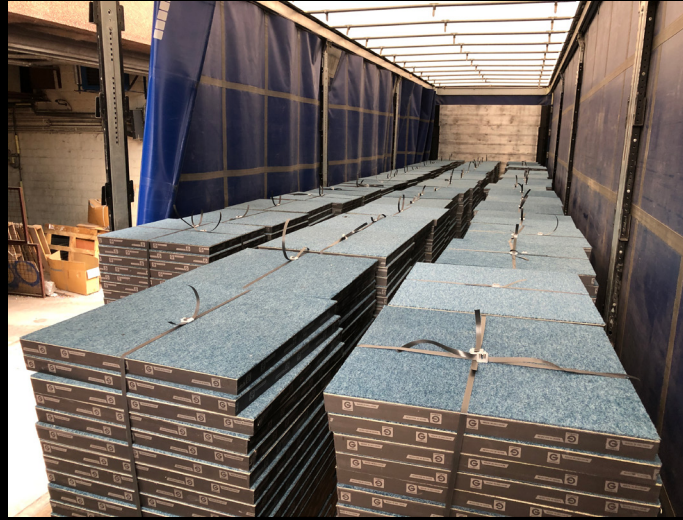
  **PARKING WTC**  

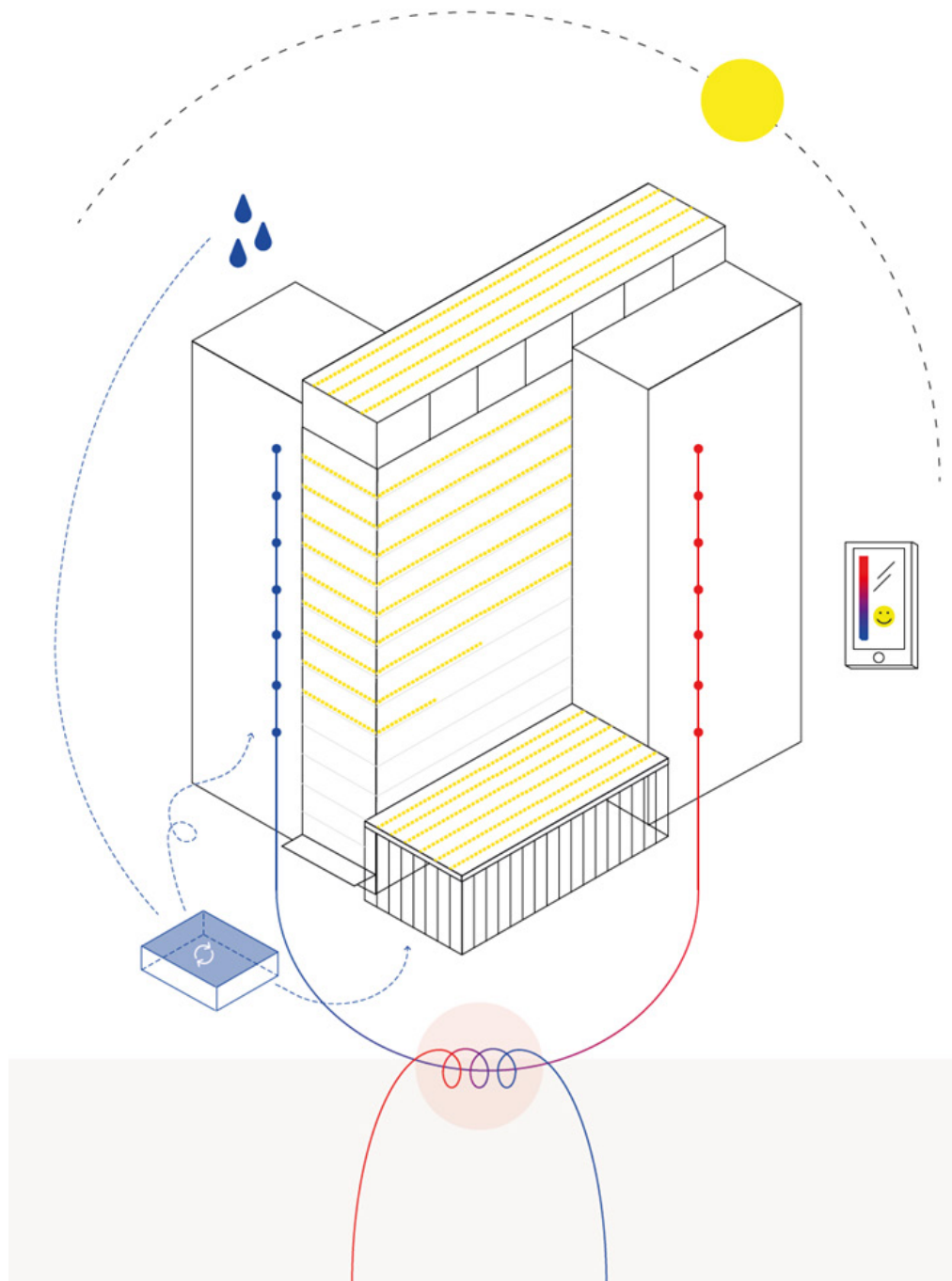
Jeonghye

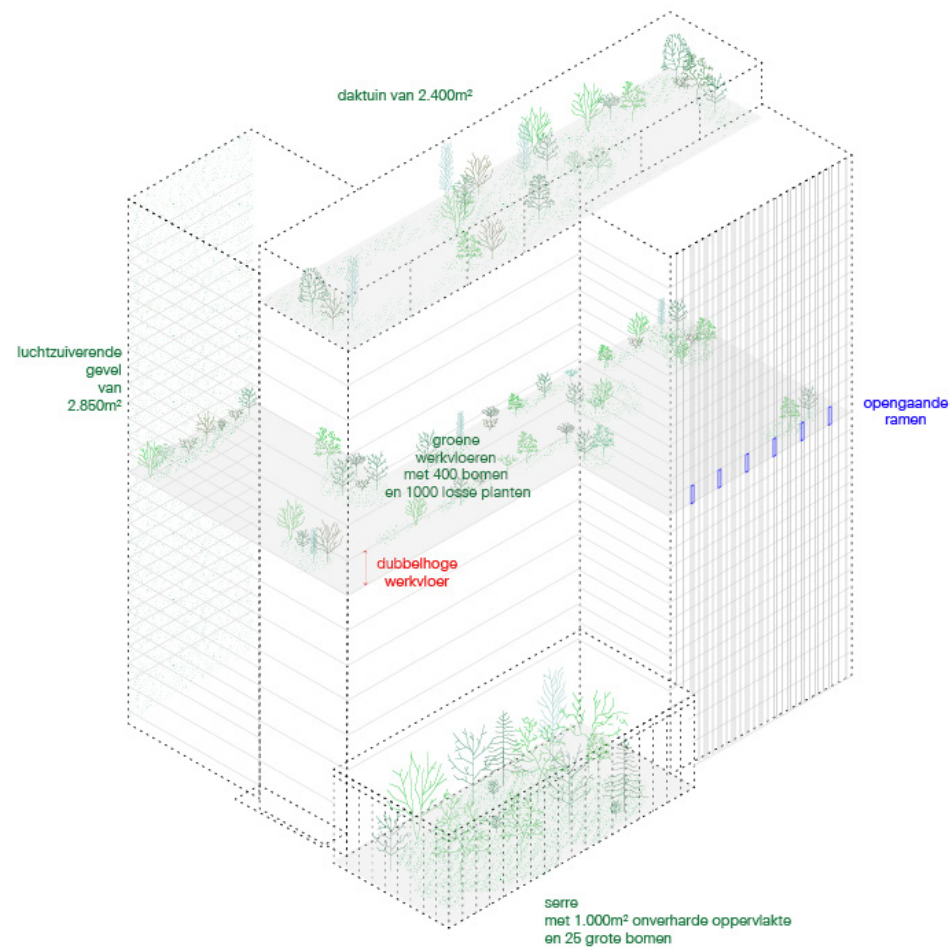












Care and Curate

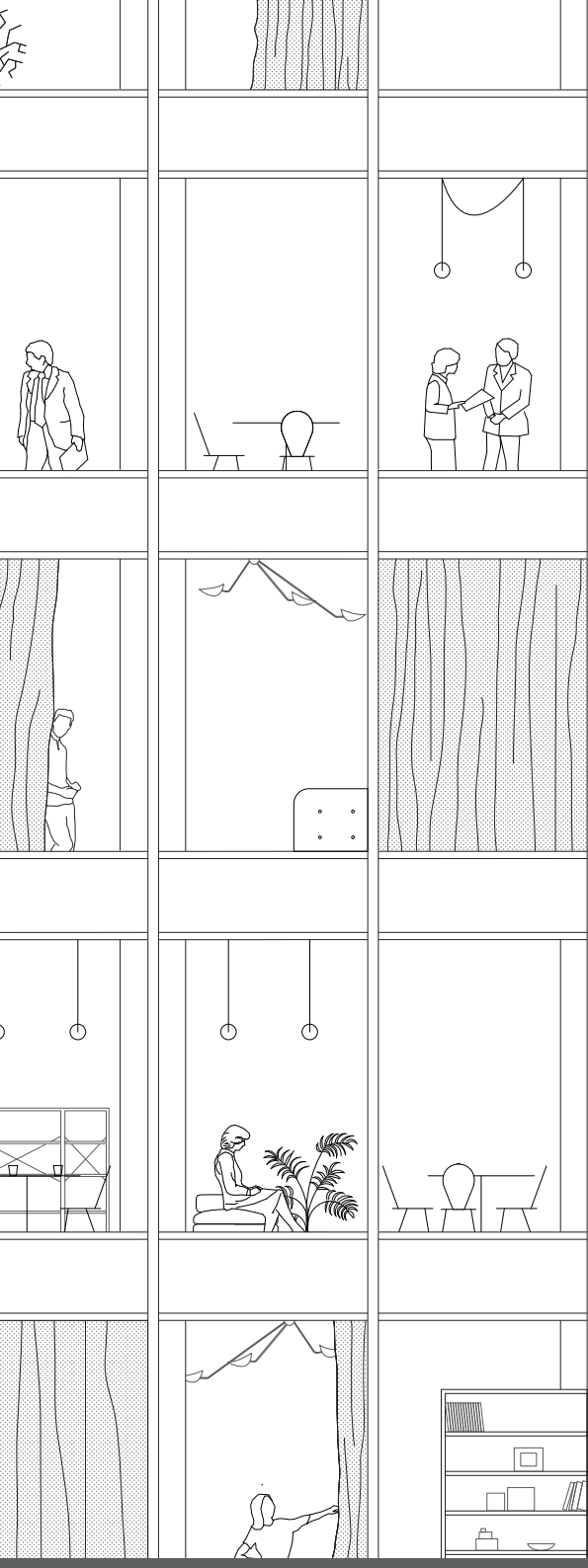
Key Dates	Key Step	Actors
Spring 2018	Urban Roof garden	LabNorth and partners
1/06/ 2018	North Beach	Pool Is Cool, Alive Architecture
June 2018	ZIN Greenhouse development	51N4E / l'AUC / Jaspers Eyers / Plant- en Houtgoed
June 2018	Conference and workshop on 'North District, Next Steps?'	Lab North, perspective. brussels, BMA
April 2019	Launch of Habitat North, a programme to increase the biodiversity of the North Quarter.	LabNorth, 51N4E, Plant&Houtgoed and Buur
September 2020	Mobile forest installed in front of WTC IV	LabNorth
November 2020	Public survey on 'A Shared Vision for Territory North'	perspective. brussels
October 2021	Establishment of non-for profit LabNorth by 51N4E and Up4North	51N4E, Up4North
November 2021	Diagnostic of ' A Shared Vision for the Territory North'	perspective. brussels
January 2022	Second public survey an information session on 'A Shared Vision for Territory North'	perspective. brussels
May 2022	Launch of Park Albert, a living lab focussed on the transformation of the Kon. Albert II lane	LabNorth, 1010, Plant&Houtgoed, MEOW



Hyticlear
www.hypplast.be

Hyticlear
www.hypplast.be

Hyticlear
www.hypplast.be





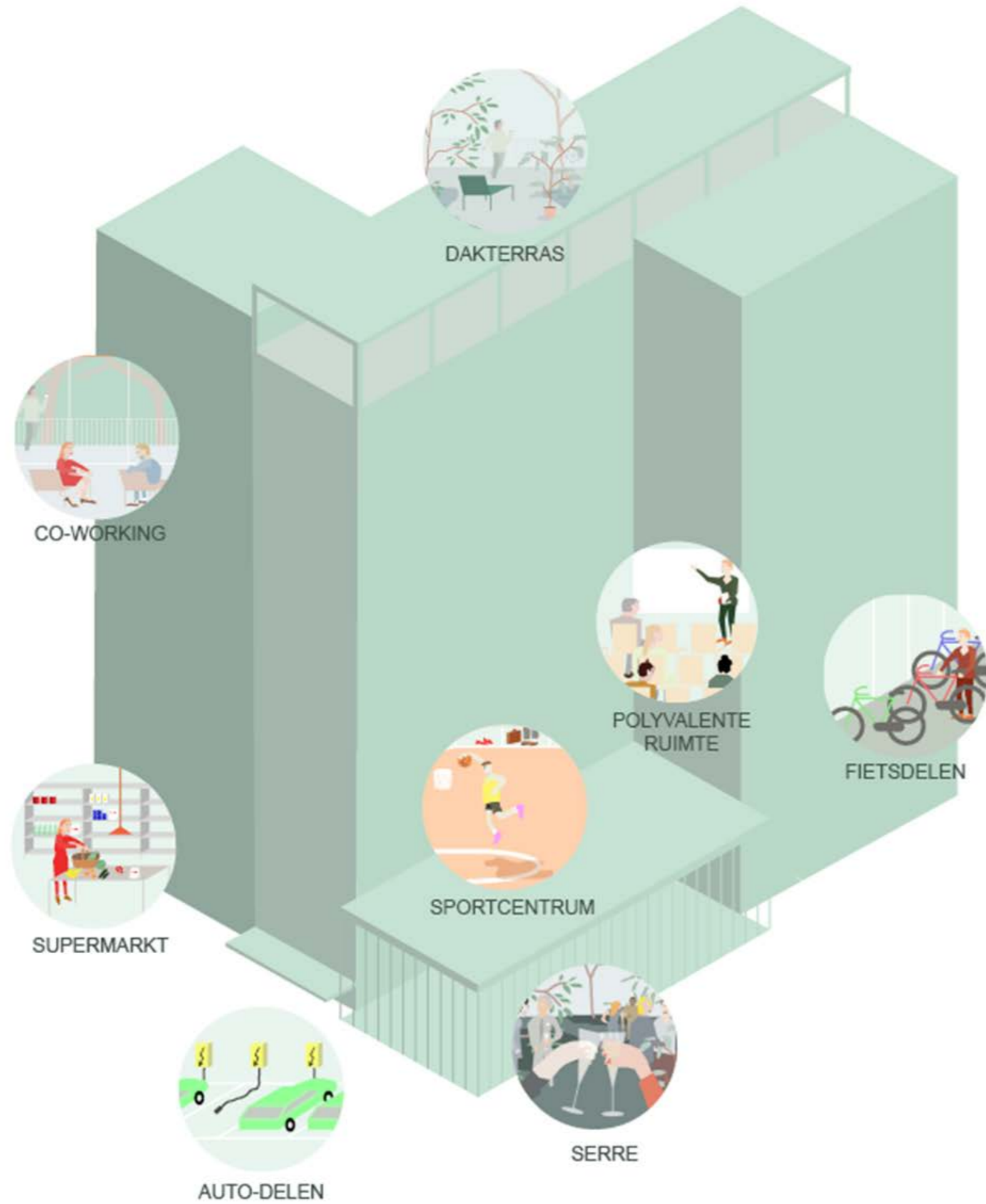


















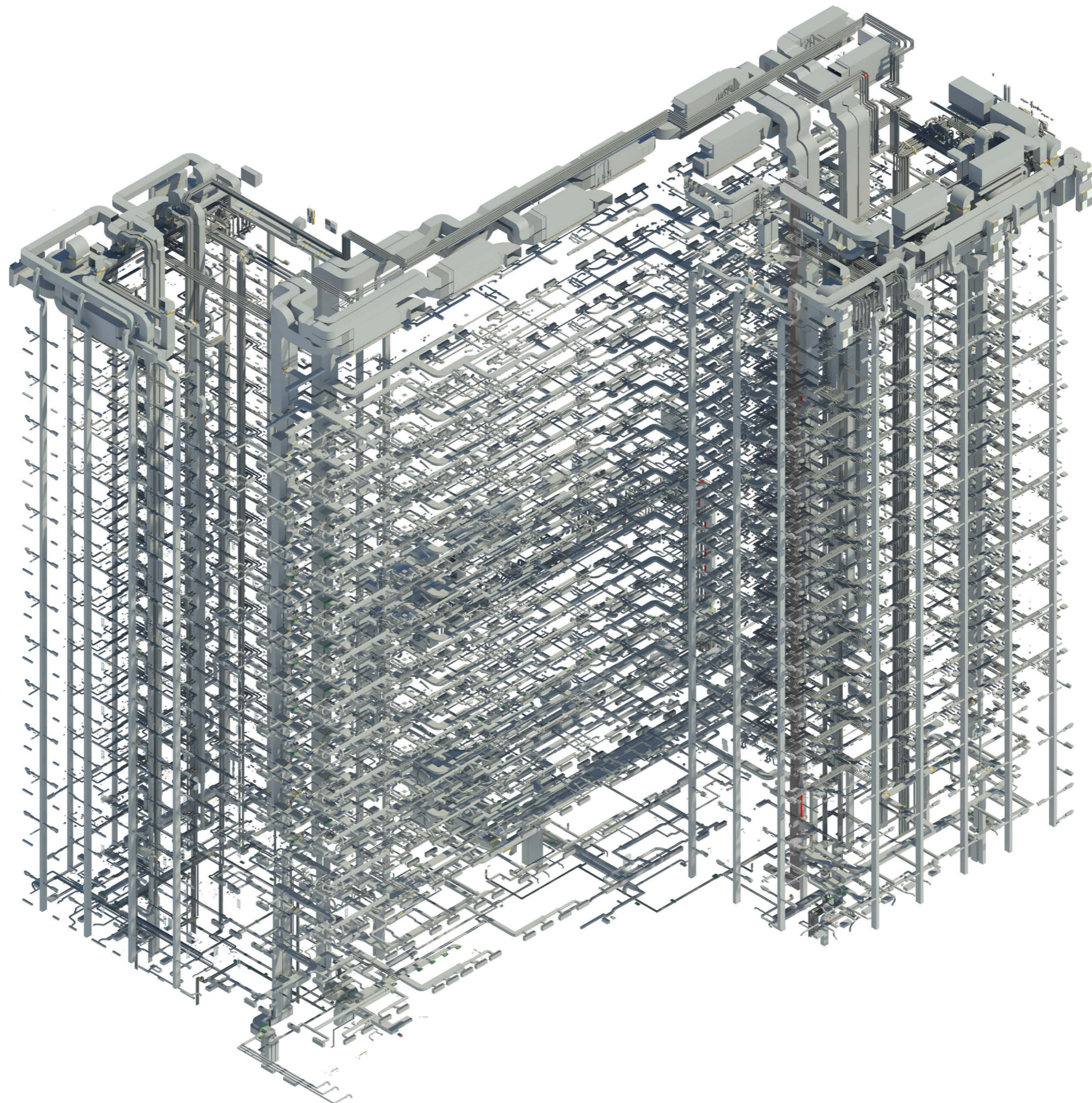
01 Deal with the Trauma

02 Confront and Learn

03 Start with the Structure

04 Commit to Circularity

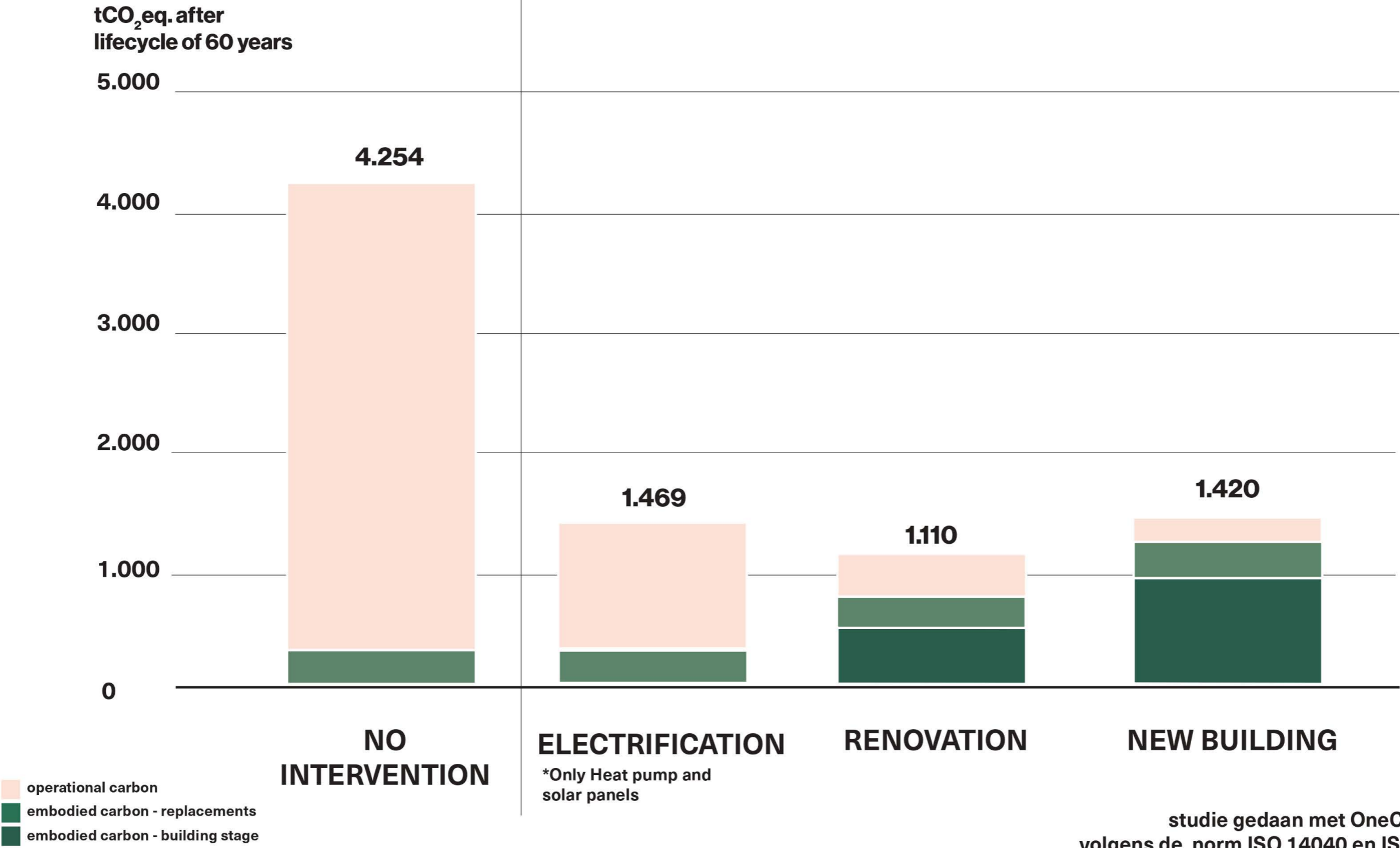
05 Care and Curate





How to not demolish a building?

Renovation (often) has the least impact



studie gedaan met OneClick LCA volgens de norm ISO 14040 en ISO 14044

Time value of Carbon

