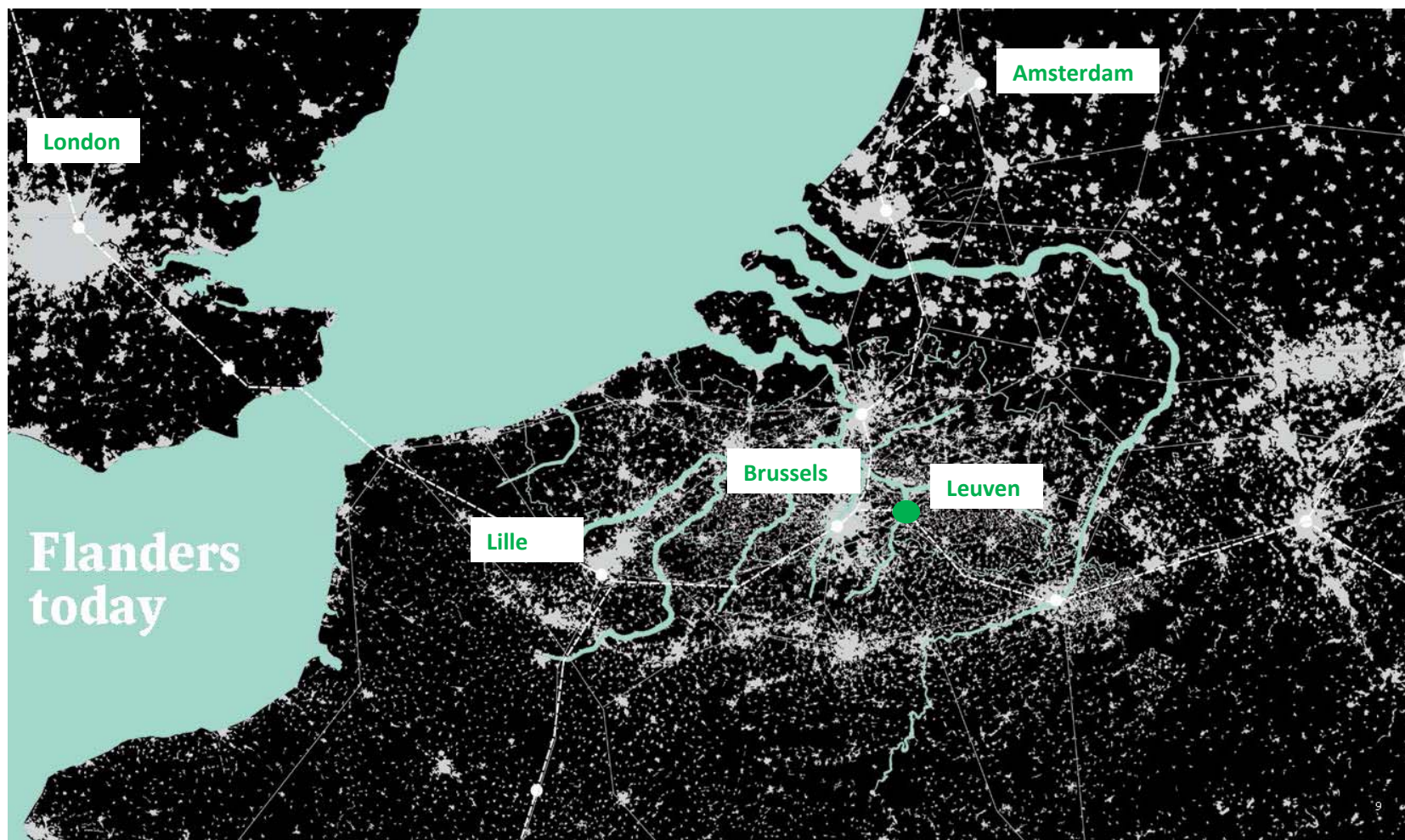


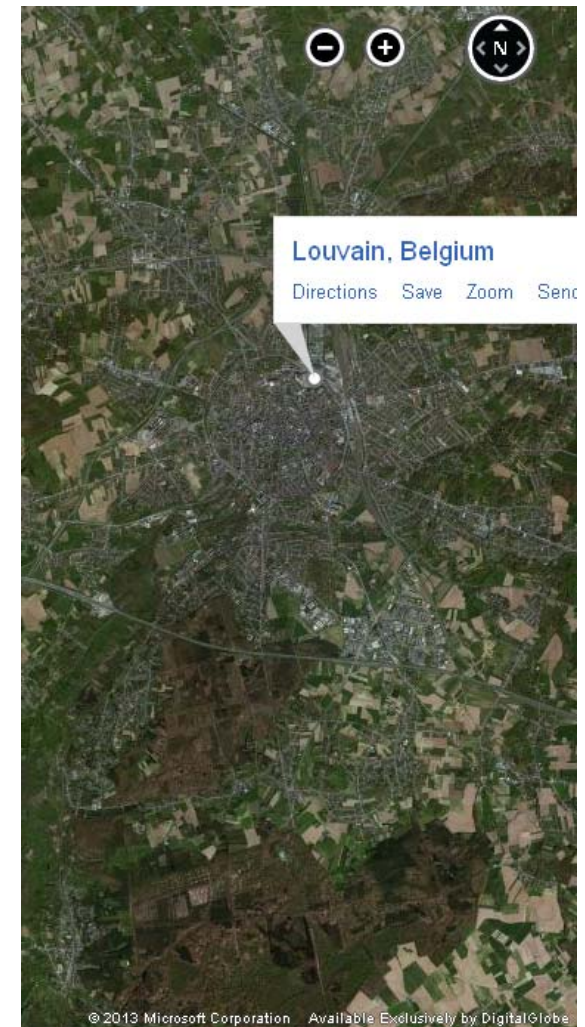
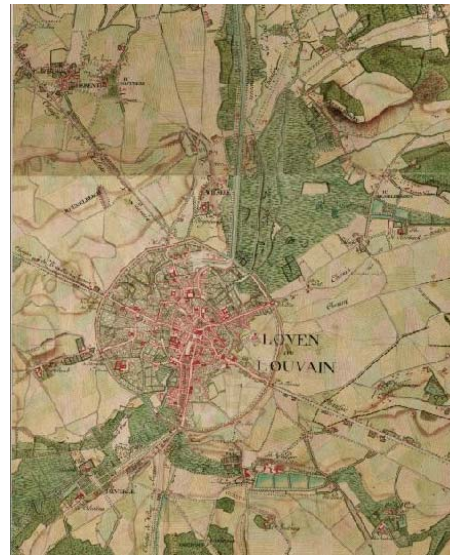
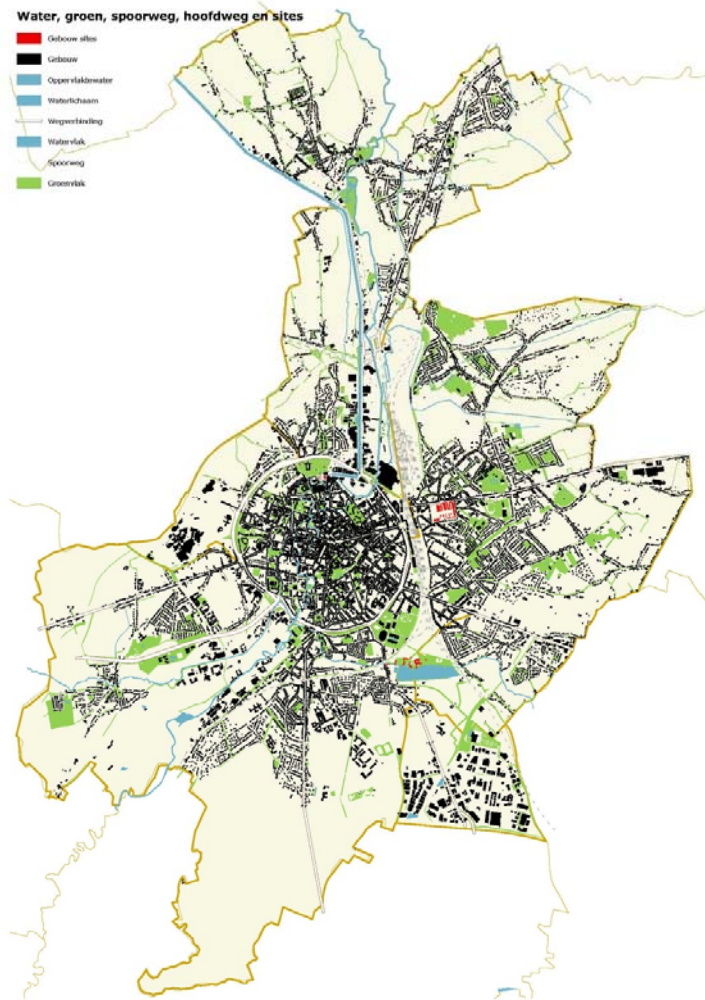


PART 1 | CONTEXT





Belgium – Flanders (cultural heritage is a Flemish authorization within the federal system of Belgium | location of Leuven near to Brussels (30km), Leuven as one of the capitals of the province of Vlaams-Brabant.



The city of Leuven as a 'regional city' – densified urban tissue within the historical city and with qualitative 'outskirts' (sub-municipalities)

Context _ FLEMISH POLICY

(source: policy note 20.. – 20..)

- An **integrated approach** is necessary to realise **spatial quality**
 - Dependent of the spatial reach (possibilities looking from (spatial) the context)
 - Cultural heritage **implies** the strengthening of spatial quality
 - As a vehicle of identity
 - As a framework for sustainable spatial development
- An **integrated approach** means
 - Thinking about **re-destination (re-use)**, also taking into account if additional buildings can be appropriate
 - Evolution from a 'conservative attitude' towards a **development minded approach**
 - Towards a dynamic and **contemporary use**
- **Development minded protection** of cultural heritage
 - Compromise between
 - Preservation of heritage values
 - Possibility between an appropriate and contemporary destination

- Customized solutions are necessary
- Solutions of reassessment & re-use (new destination)
 - Stimulating the development of a region
 - Improving the quality of the environment/ daily life
- Economical crisis
 - How to balance 'cultural heritage values' against economical & ecological values?
 - Need for a financial and socio-economical appreciation of cultural heritage!

Policy VISION – own interpretation

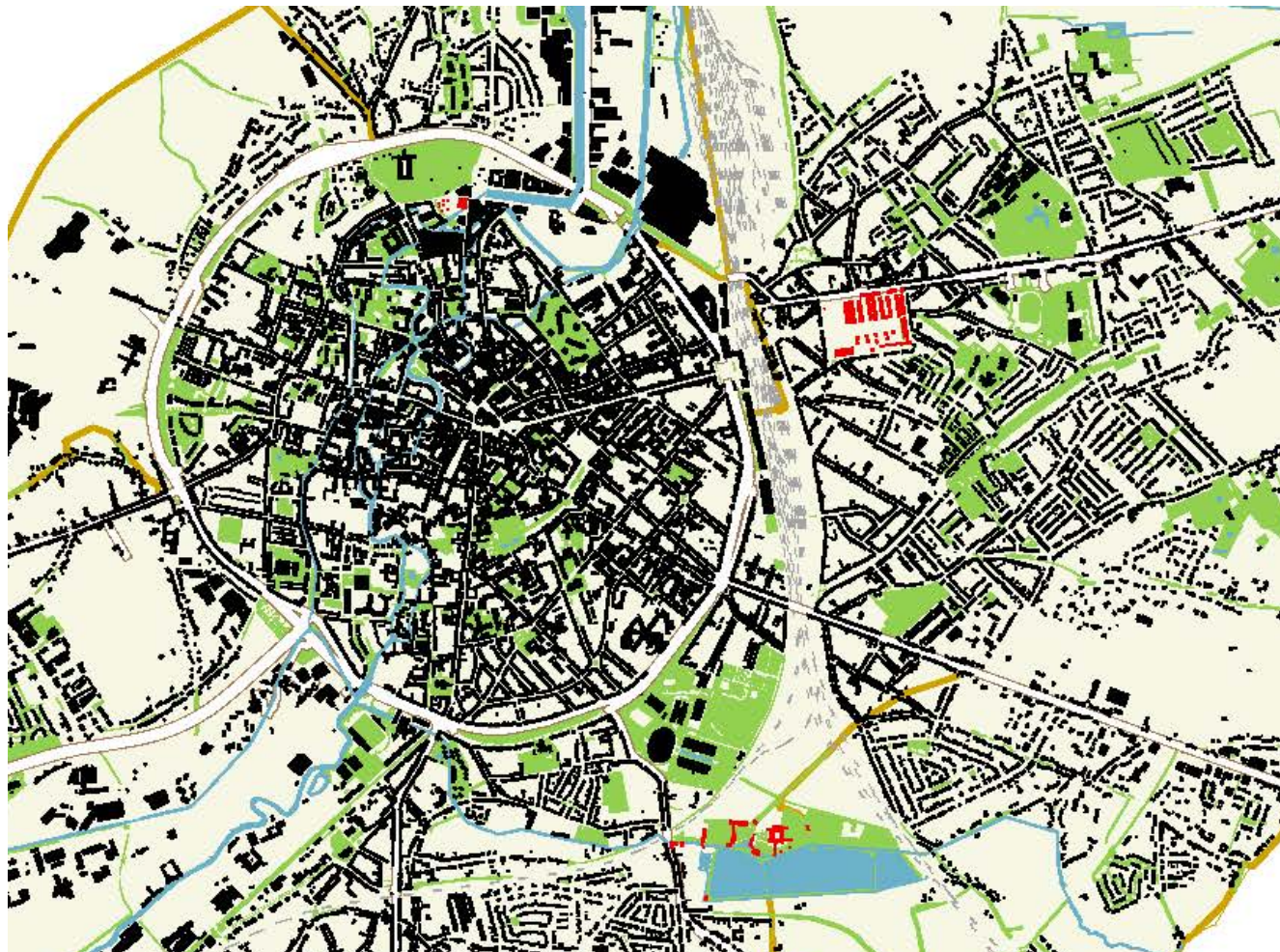
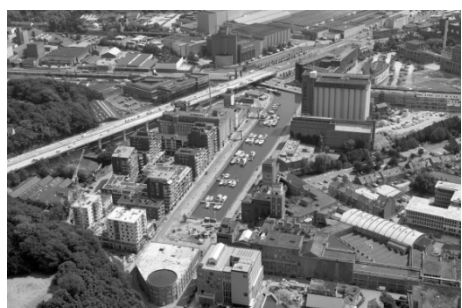
“The best way to conserve a building is by giving it a new life!
With respect for the past and with the ability to last
– within the present environment and socio-economical context –
To add value to the environment & the culture heritage itself!

And to add a new layer of meaning to the future”

- The **added value** of a protected monument within an **urban context**
 - **Opportunity for redevelopment** versus **difficulty of getting enough financing** → searching for other development strategies (involving private funding) [*]
 - Takes a lot of effort for a municipality
 - The **capacity of 'space'** inside the monument(s) is not always adapted to the **current needs of the city**
 - Trying to turn around the idea of a 'problem' towards formulating it as an opportunity to make policy
 - **Opportunity for redevelopment** versus **long process of decision making** within the municipality (local scale) but also in dialogue with higher administrations on Flemish scale
 - **Interference between the logic of 'getting a building permit'**
 - **Interference between the logic of the department of cultural heritage giving subsidies**
 - **Waiting for a 'go!' of the higher scale (Flemish scale) [*]**
- [*] 80% of the restoration costs can be subsidised in Flanders for PUBLIC stakeholders, 40% for PRIVATE stakeholders
- **Time-passing-by** without a 'new perspective' seems to be **the biggest enemy** for a monument (cultural heritage)
 - How to deal with this element?

Context _ environment policy

- Working within an urban – historical – context – a daily challenge for the city of Leuven

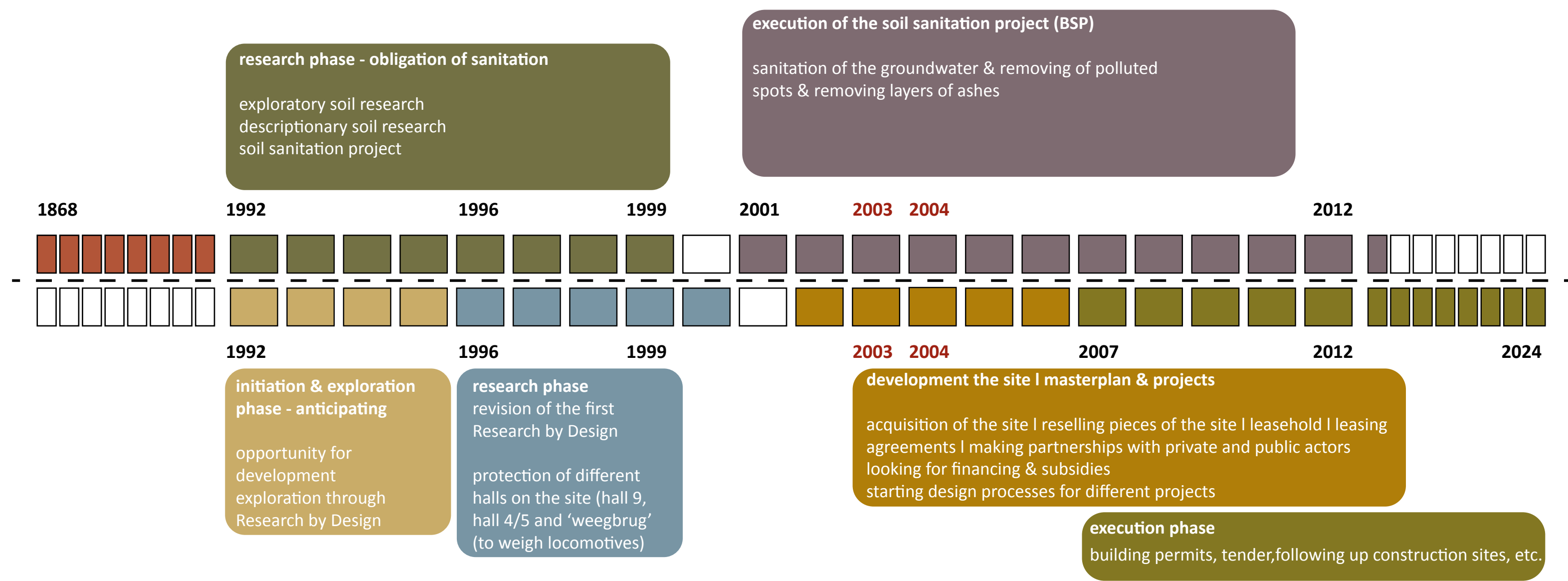


PART 2 | CASES

CASE _ FORMER CENTRAL WORKING PLACES



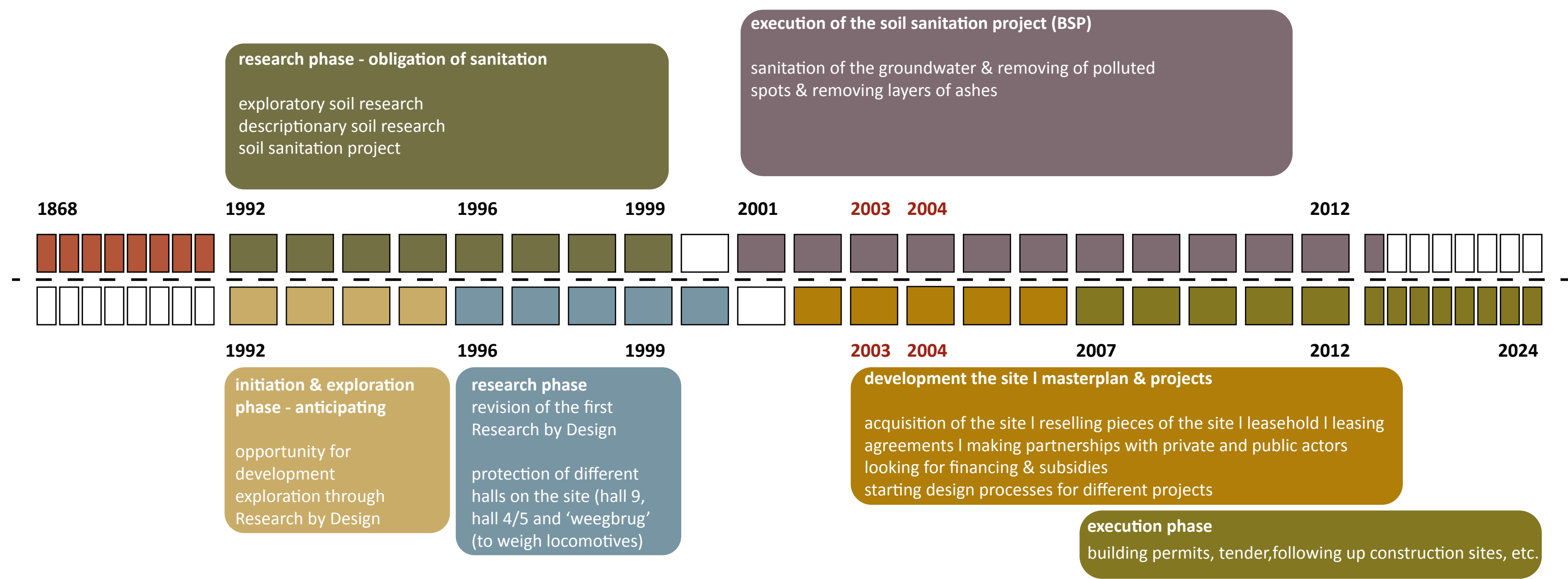
Former CENTRAL WORKING PLACES_history & sanitation



New CENTRAL WORKING PLACES_ & planning & developping

Former CENTRAL WORKING PLACES_history & sanitation

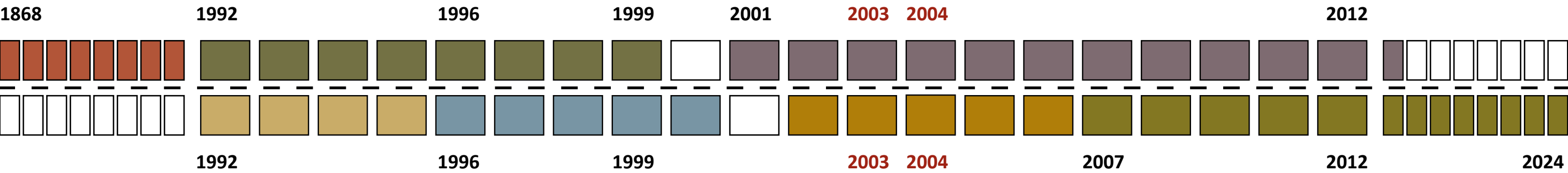
ACTORS | NMBS-Holding | consulting firm: TUCRAIL n.v. | bodemdeskundigen: Bodemkundige dienst België | Esher | OVAM | contractors: THV Créelle-Ghent Dredging nv, T.V. Heijmans Infra & Heijmans Milieutechniek bv , Aclagro | laboratoria | partners: City of Leuven & Urban development Agency of Leuven (AGSL)



ACTORS | City of Leuven & Urban Development Agency of Leuven (AGSL) | consulting firms/designers: Projectteam stadsontwerp o.l.v. Marcel Smets, THV Vectris-Groep Infrabo, Wit-architecten & Bogdan&Van Broeck-architecten, MAATWERK_architecten, Architectenbureau Jan Maenhout, ir.arch. Karel Van den hende | Nero-architecten | commissioning company: Matexi n.v., VMSW, SWAL, Dijledal, City of Leuven | contractors: o.a. Van Roey, Van Geel, DSV, Marcel Nijs | supporting offices: Macabo, Ecorem, Cenergie, TEC Terra Engineering, ... | cooperation with higher governmental level: domestic policy (city renewal) (federal), Department of Cultural heritage of Flanders, Stedenfonds

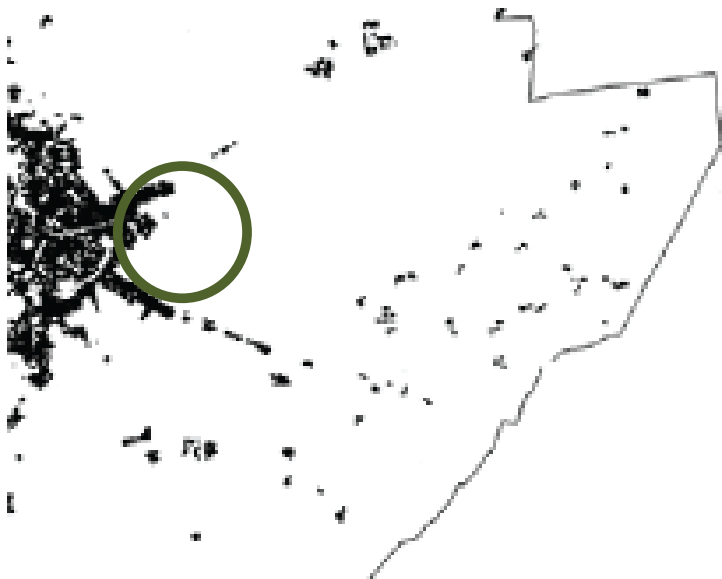
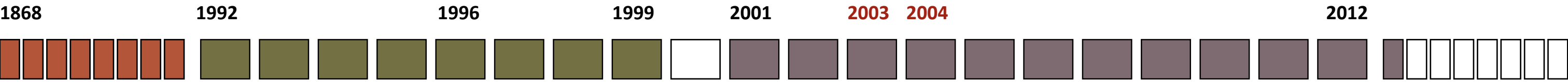
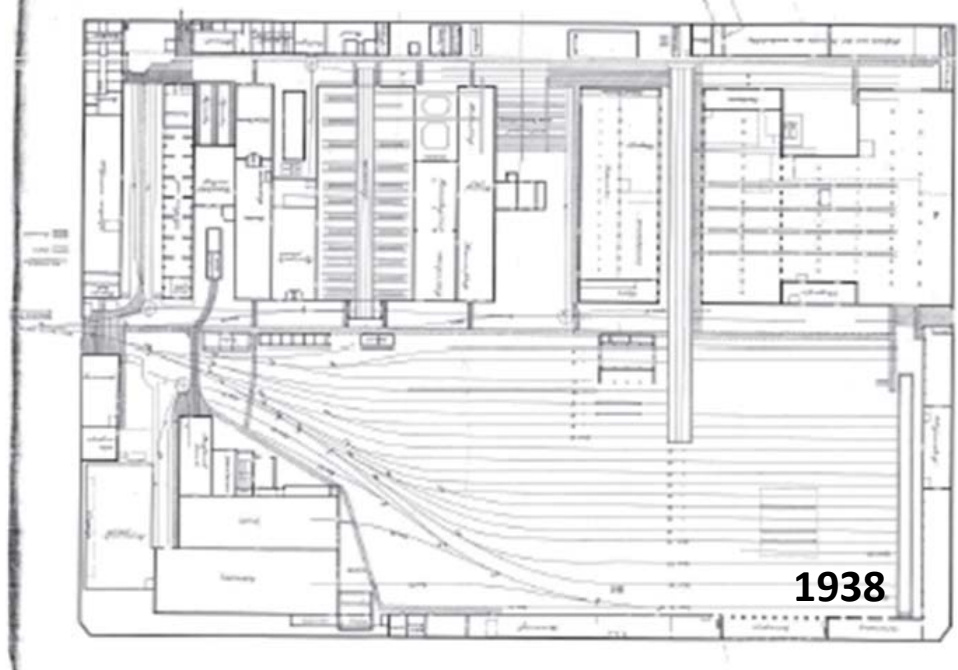
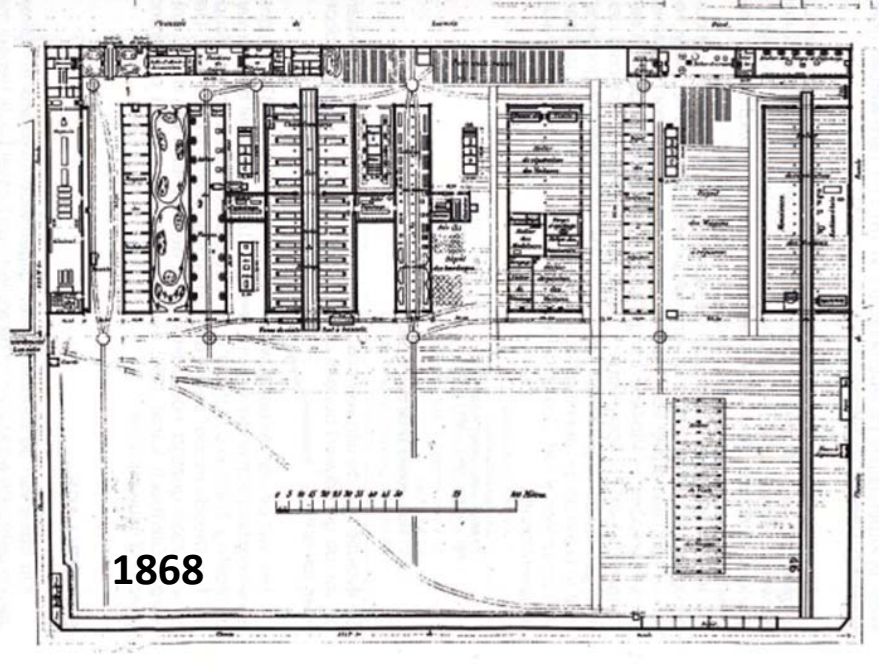
New CENTRAL WORKING PLACES_ & planning & developing

Former CENTRAL WORKING PLACES_history & sanitation



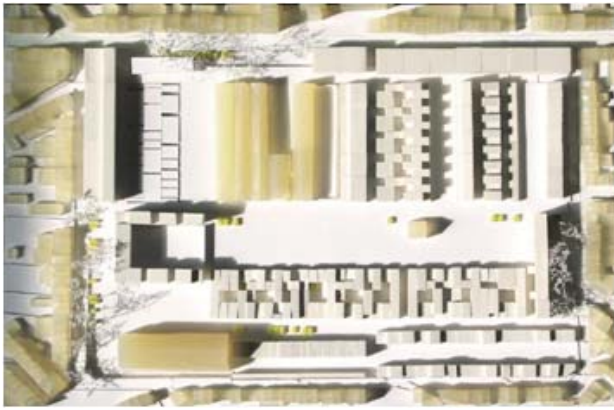
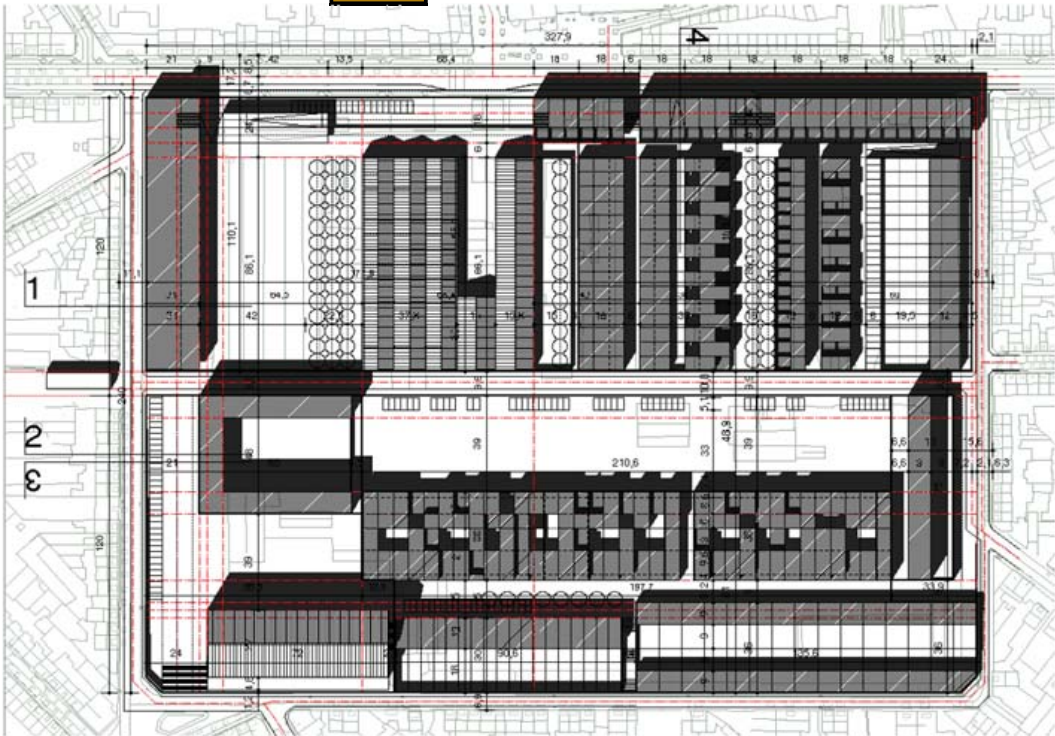
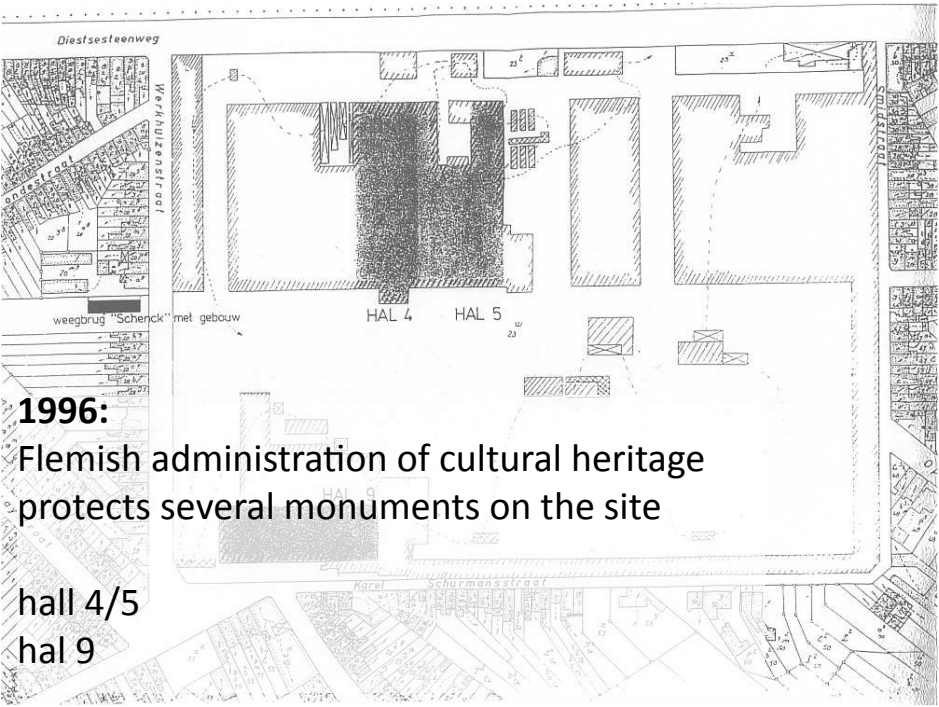
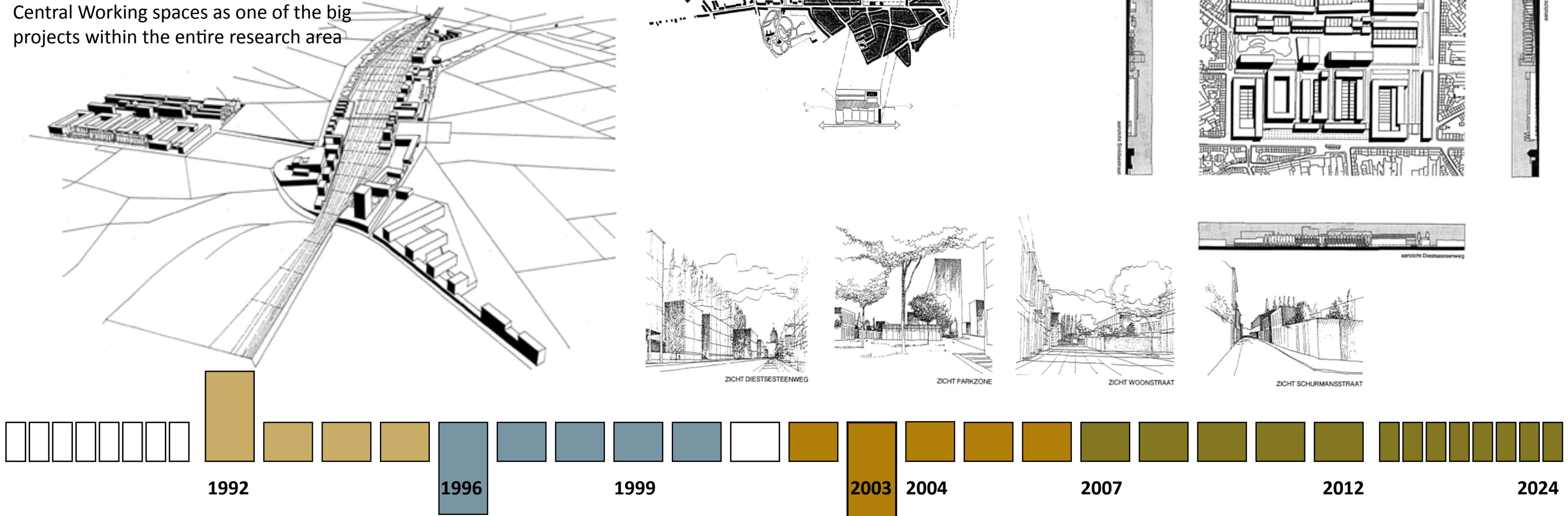
New CENTRAL WORKING PLACES_ & planning & developping

Former CENTRAL WORKING PLACES_history & sanitation



1992:
project development plan of the whole
railway-area within de Clty of Leuven

Central Working spaces as one of the big
projects within the entire research area

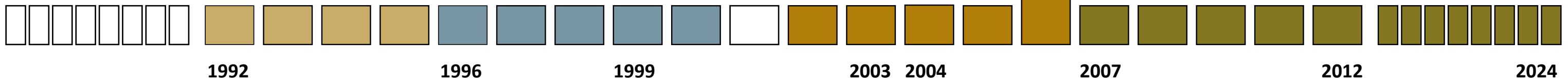
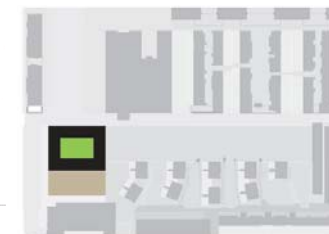
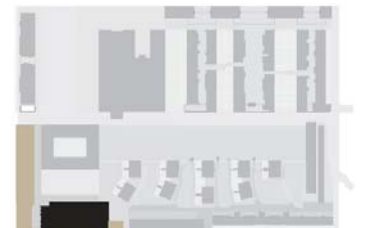
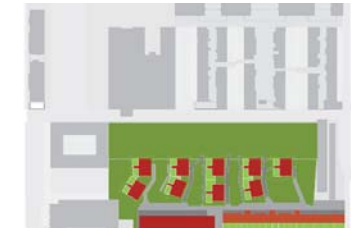
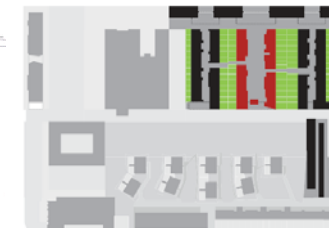
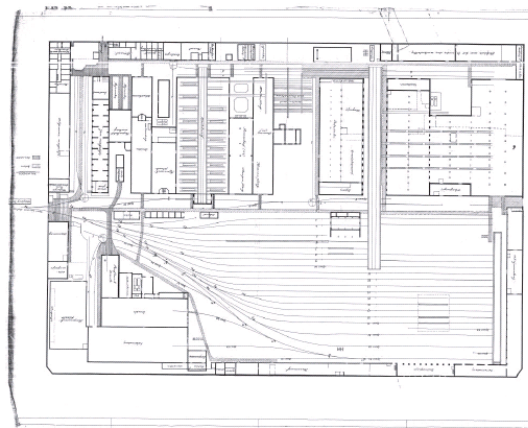


New CENTRAL WORKING PLACES_ & planning & devellopping



2006:

masterplan for public space - integrating all different architectural projects



City renewal as an opportunity to concretise urban policy

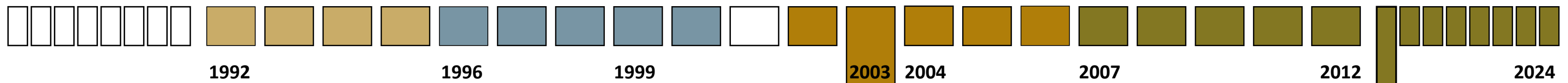
- reconversion of a brownfield to a new neighbourhood
- execution of a specific policy concerning 'affordable housing' (within the private sector)
- community facilities on the site (library, youth centre, music academy, academy, integration centre)
- creating new public space & new connections
- integrating monuments & giving them a central function



New CENTRAL WORKING PLACES_ & planning & developping



development of different housing projects
with private partners (private developer)
with social partners (social housing company)
densified housing - reference to former plan
'efficient residential machine'
policy: affordable housing (70/175)



New CENTRAL WORKING PLACES_ & planning & developing

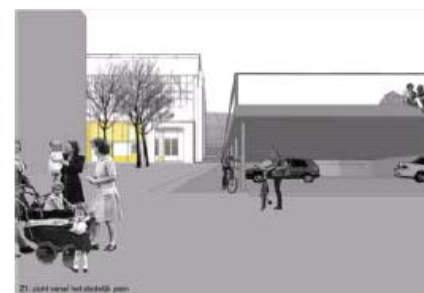
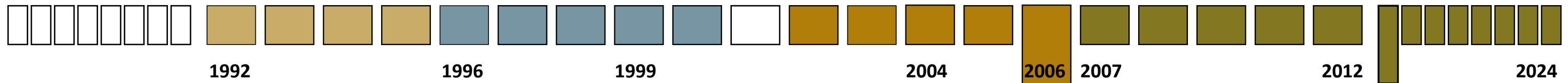
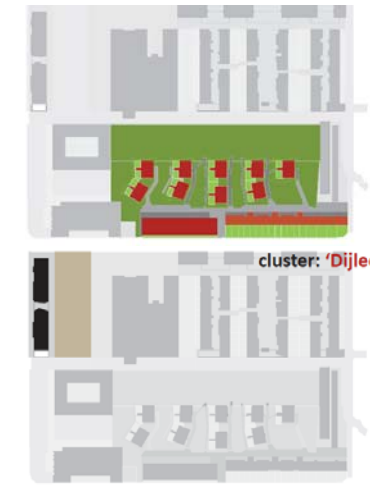


integrating the protected monuments on the site!

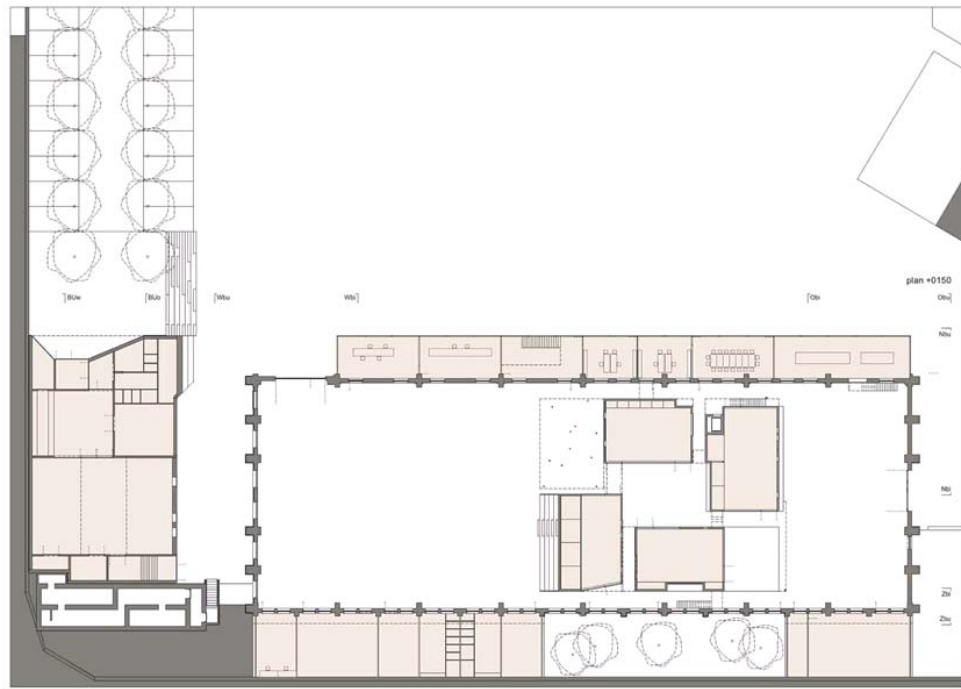
by giving them a central function = community facilities

by giving them a new dynamic life with some additions - in relations with the new urban context!

design of two squares



New CENTRAL WORKING PLACES_ & planning & developping



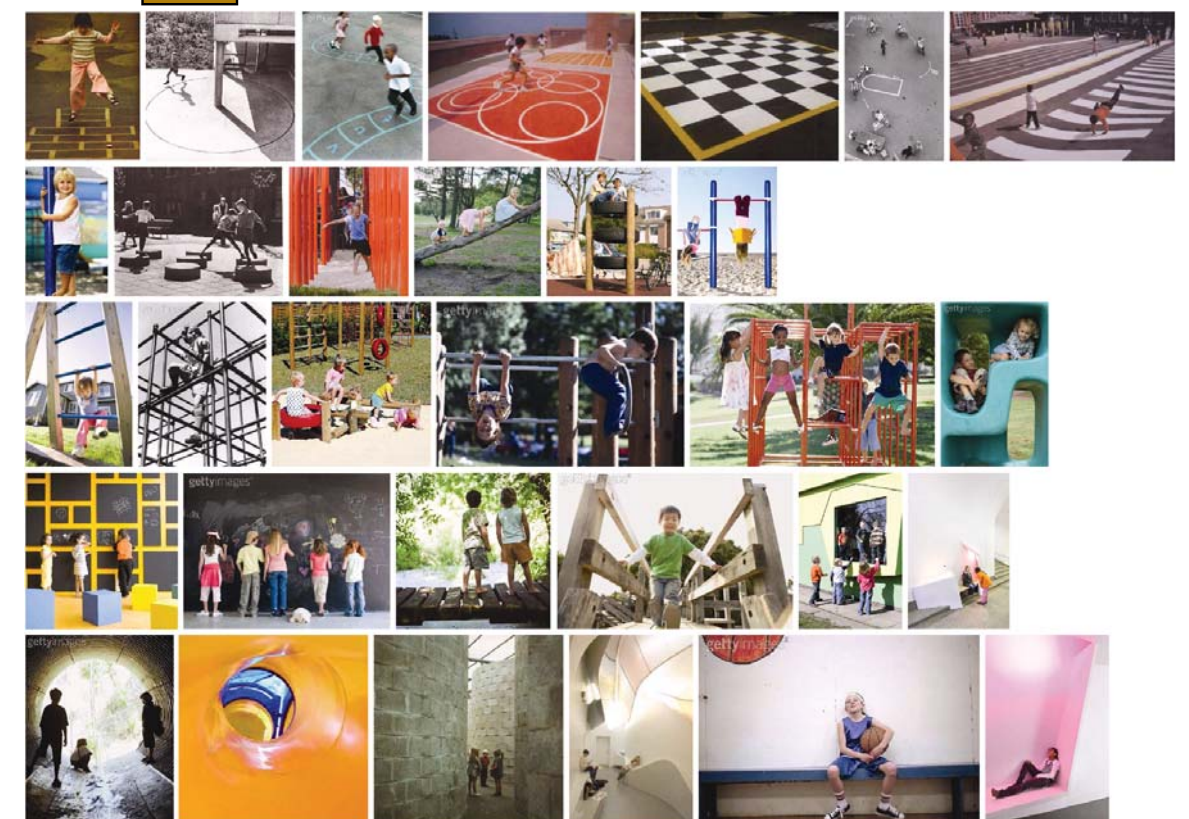
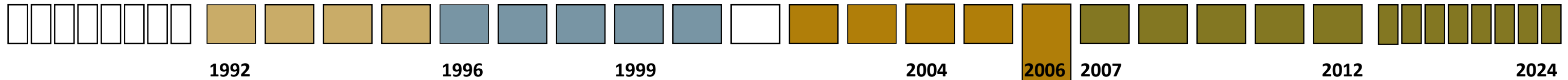
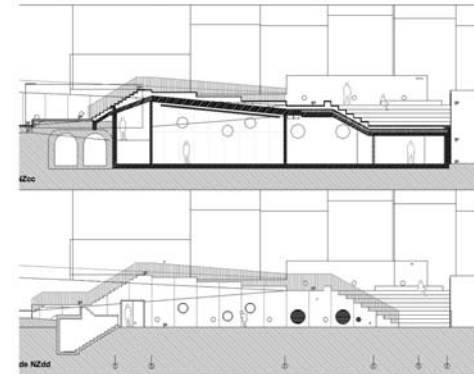
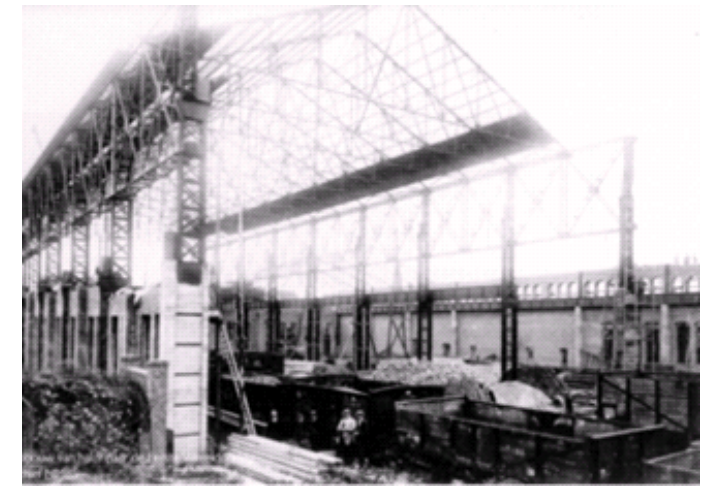
HALL 9 | the Youth Centre of Leuven

working with the spaciousness of the hall

building besides, underneath and against

new identity & use of covered inside space

box-in-box principle & differentiation in covered open spaces (experience of space)



New CENTRAL WORKING PLACES_ & planning & developping

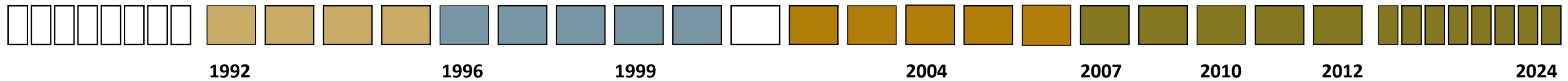
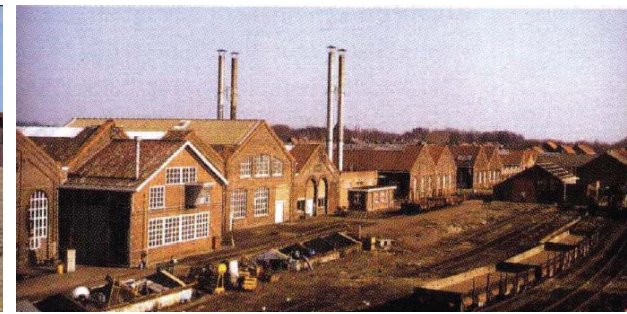
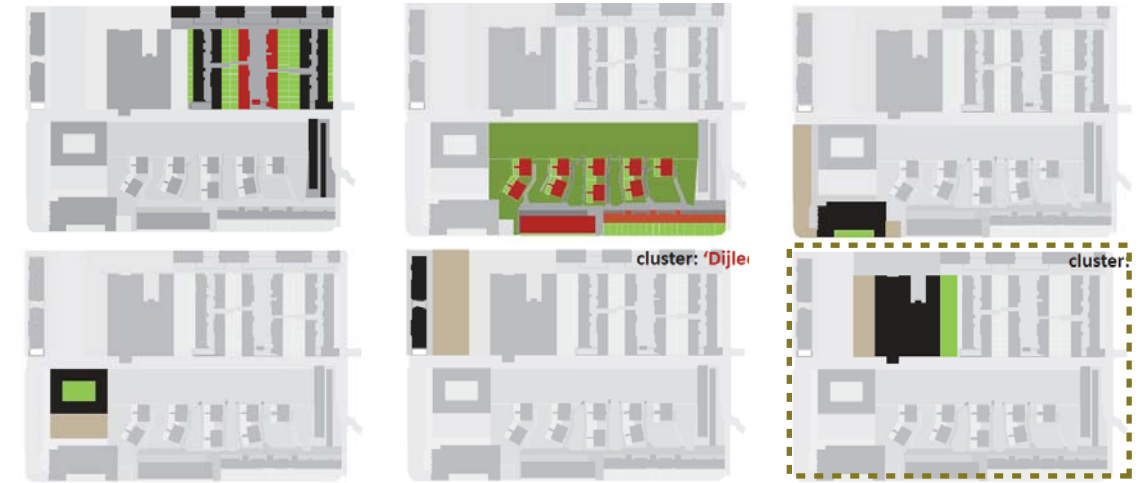


HALL 5 | pre-study to dermine the heritage values

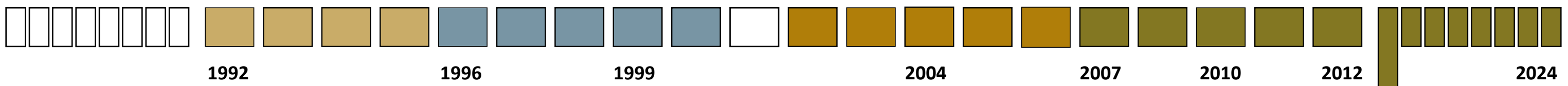
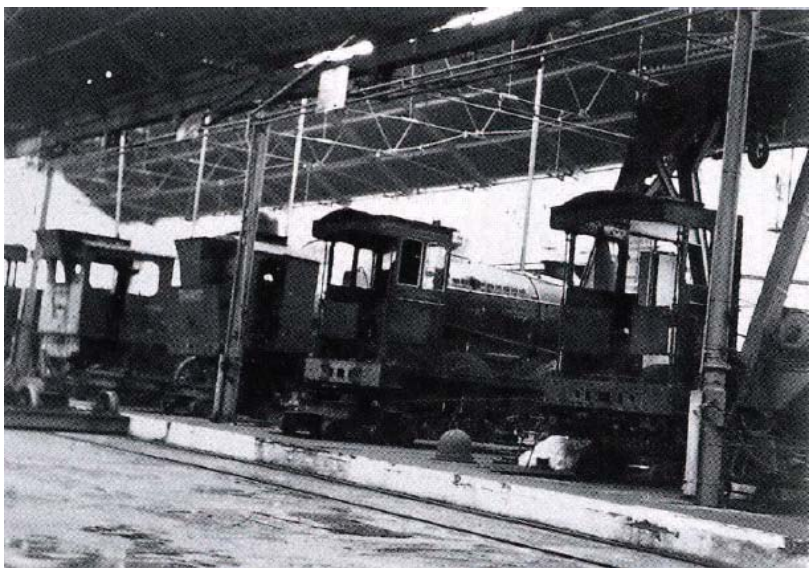
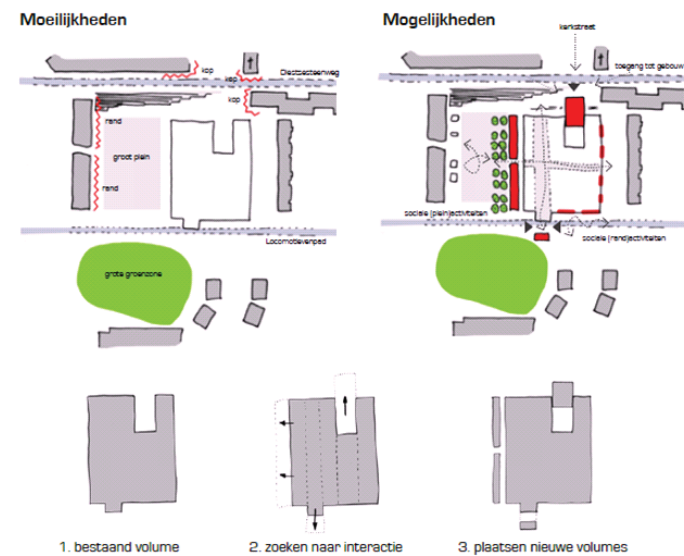
as a starting point to explore what is possible

to determine what is urgent

to start to dream about a new function



New CENTRAL WORKING PLACES_ & planning & developping



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1992

1996

1999

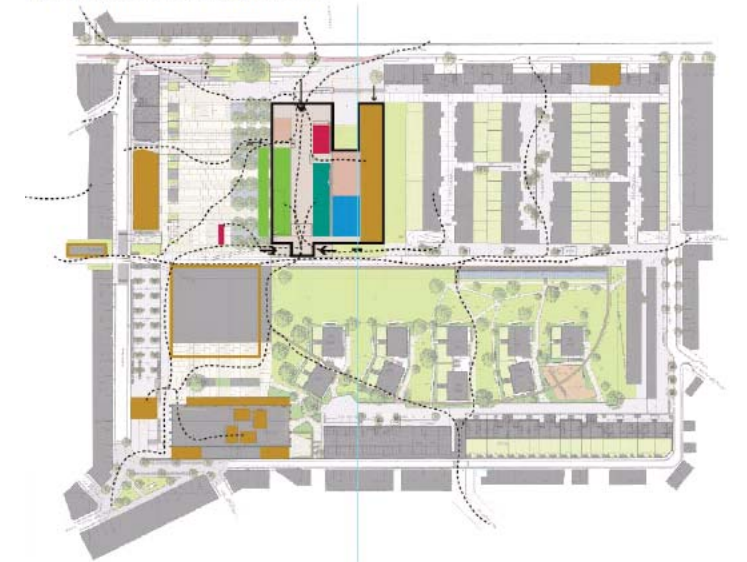
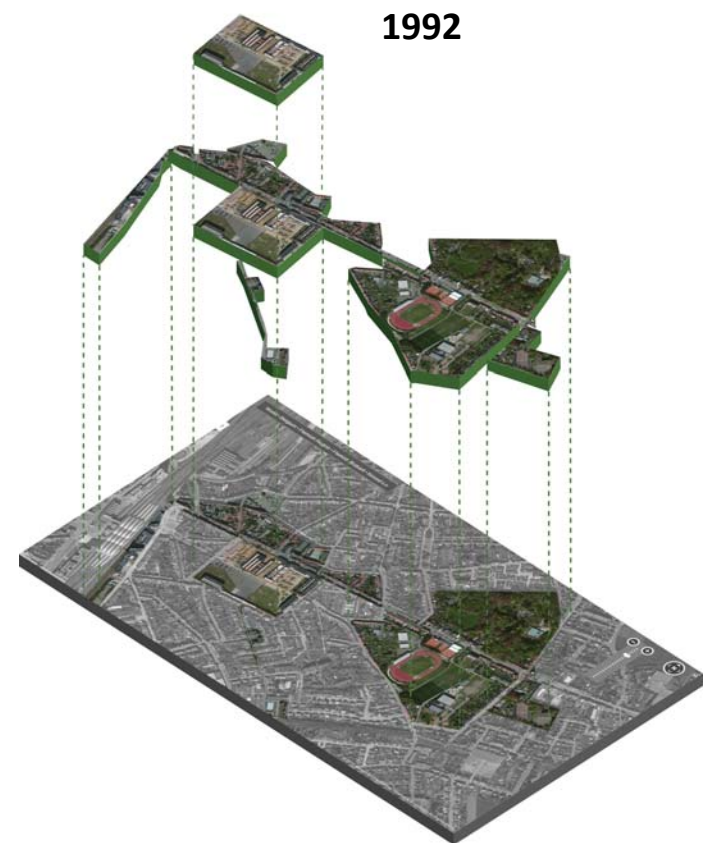
2004

2007

2010

2012

2024



New CENTRAL WORKING PLACES_ & planning & developping

PART 3 | CONCLUSIONS

Challenges for policy

- Equilibrium between developping & preservation
 - Spatial quality & 'reach of space' & (new) meaning of a place
 - Revitalizing a monument = best way to preserve (preservation through developpement)
- Ways to develop
 - Working on procedures (how to shorten 'waiting lists' / how to make priorities?)
 - Researching new models of investment?
 - ...
- Most important condition = creating a surplus value
 - Towards the actual urban context _ spatial quality _ creating an identity
 - Towards the current society (sustainable development) _ socio-economic context
 - Towards the monument (heritage) (even if it is in 'a new dress' / framework) = literally 'reliving' by giving it a new destination with respect for the past!