

BIRMINGHAM

RUE DE BIRMINGHAM 57 / RUE D'ENGHEN 18, B-1080 BRUXELLES

STATUS : IMPLEMENTATION

A FORMER INDUSTRIAL SITE IN THE HEART OF BRUSSELS

This vast industrial site, of which the formidable chimney is a sign, is one of the witnesses of the intense activity that profoundly affected the urban structure to the west of Brussels during early industrialization. Built from 1935 to 1985, it was occupied by the company Renova Bulex until the nineties. Left to go derelict, it was purchased by the SDRB. It envisaged a large-scale renovation programme that required a partnership with private industry. This is how the S.A. Birmingham was born, bringing together the companies JCX Immo and CIT Blaton, in the project. JCX Immo is responsible for the project management (design, building site supervision) and the marketing for the apartments and offices.

11.855 M2 OF SPACE INCLUDING APARTMENTS, WORKSPACE AND OFFICES SET IN GARDENS AND COURTYARDS

Comprising three sets of buildings with a concrete structure, connected around patios and an esplanade, this important site forms a particularly interesting enclosed whole allowing the development of a mixed project of workshops, offices, car parks and residences.

SPACE IN A LUMINOUS FRAMEWORK

The differences in level between the rues d'Enghien and Birmingham allow an architecture of footpaths, ramps and stairs, that create a rhythm through the site and its different courtyards, landscaped with greenery. In each apartment, the large divided windows and the unobstructed view offer great illumination, unusual in the city. Precise attention was paid to the roofs, from which a panoramic view of the surroundings is afforded. They are provided with terrasses, both for the offices and for the apartments.



DEVELOPER
S.A. BIRMINGHAM
ARCHITECT
GUS
CONSTRUCTION
CIT BLATON



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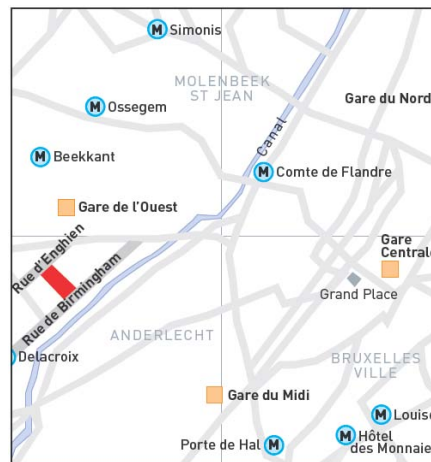
THE BENEFITS

- Modular space
- Good location close to the Pentagone
- Close to transport hubs:
La Petite Ceinture ring road, "Gare du Midi" railway station, the main ring road
- Good public transport links
- Well located for local amenities:
crèches, schools, sports centres, shops, restaurants
- Green areas: Parc Marie-José, Scheutbos, Parc Hauwaert, Parc des Muses
- Environmentally-friendly development minimizing
- the production of CO2 emissions.

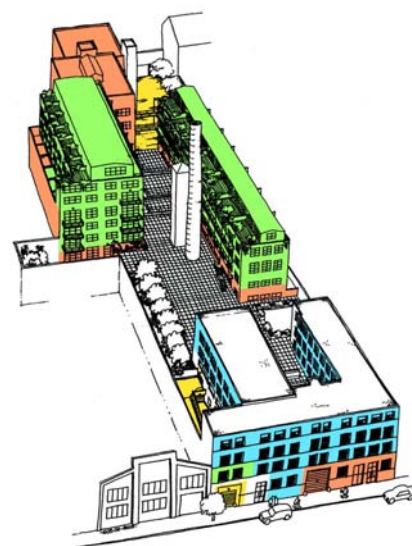
SITE DETAILS

- Total area: 11.855 m²
- Apartments: 39 apartments
(2 bedrooms, 3 bedrooms-duplex)
- Production activities: 4 473 m²
- Parking:
91 underground spaces with security,
13 at ground level
- Public transport:
Métro Delacroix
Trams 82, 83
Bus 63, 89

SITUATION



Two-bedroom apartments



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