

LOCHTEN

RUE DES COTEAUX - RUE VAN HOORDE - 1030 SCHAERBEEK

AN INTERIOR OF A INDUSTRIAL BLOCK WITH A COMMUNITY PURPOSE

Since 1880, this interior of a block located in Schaerbeek was the location of the warehouses and depots of the timber merchant Lochten & Germeau. For several decades, and especially since the arrival in 1968 of Father Jean-Mathieu Lochten in its management, the flourishing business was a tremendous social resource providing work to a broad population of 'socially disengaged' people. In search of a more suitable site for its activity since 2010, and backed up by the interest shown by the local and regional authorities in converting the former site in the spirit of the Maison Lochten, the current shareholders of the Lochten property decided to seek partners who would agree to take on the challenge of a project with a community purpose.

THE "QUARTIER LOCHTEN", A MICRO SUSTAINABLE NEIGHBOURHOOD

The JCX company joined the project enthusiastically, attaching special importance to the architectural quality and the social and environmental aspects, capable of taking a competitive real estate approach. This involves the production of approximately 6.323 m² of new above-ground passive to "low-energy" type or renovated structures, located mostly inside the block and partly along the street. It includes housing, economic activities, local facilities, green areas and an underground car park. A micro sustainable neighbourhood, following the memorandum drafted by Brussels Environment, generating a social dynamic through creation of high-quality communal areas, as well as flexibility and diversity of functions.

SITUATION



DEVELOPER
BHL S.A.
ARCHITECT
URBAN PLATFORM
CONSTRUCTION
CIT BLATON



LOCHTEN JCX REAL ESTATE DEVELOPER

JCIX




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THE BENEFITS

- a social, mixed-purpose and environmental project
- a magnificent landscaped area in the interior of the block, with communal and private portions
- a neighbourhood near the heart of Brussels, a stone's throw from the Parc Josaphat
- with excellent access :

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|---|---|
|  | 7 min. Small ring & E40 7 min. Ring & A12 15 min. airport |
|  | 8 min. Parc Josaphat 15 min. Botanique |
|  | tram 25 & 62 (9 min. North station); bus 59, 65 en 66 |

DATA SHEET

- 56 housing (ABCDEF)
- 78 underground parking spaces
- access possible everywhere for persons with reduced mobility and the elderly
- covered & secured bicycle areas
- the residences and facilities are designed to be "very low energy", and 20 residences will be "passive"
- functional and light-filled, they are all dual-exposure and benefit from abundant sunlight
- private gardens or terrasses
- communal gardens, kitchen gardens, and a playground are incorporated into the project, and participatory management is proposed.

- all the flat roofs are planted. Two of them, accessible to everyone, will serve as a shared kitchen garden and terrace.
- rainwater recovery: for maintenance, watering, and the laundry room
- common laundry room, rubbish bin room
- all the common outdoor pathways are designed to promote interaction among the occupants, strengthening the social cohesion of the site.
- the passageways and walkways will also serve as internal streets, thus recreating the lanes of yesteryear where it was pleasant to sit with one's neighbour (benches will be scattered about).



Indicative and non-contractual document

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