



"The scale of the superblock is recomposed as a series of smaller, more human volumes"

**Mixed-Use Urban Block Redevelopment of Allianz Site, Brussels, Belgium, 2017.** Competition design phase for a new urban block in the historic center of Brussels on the former office site of Allianz, including heritage facade retail, office, hotel, housing and a historic theater.

“The project breaks down the scale of the superblock to a series of smaller, more humane volumes. The result is a compilation of forms, allowing different architectures. Together, they reconstitute a perimeter block, with a higher element in the middle of the block. Contrary to the existing perimeter block, the proposed concept adds permeability. This means that a variety of public spaces penetrate into the block. Also, lots of views and see-throughs, exist on the ground, in, and over the block.”

**Project Leader,** Invited Competition (2nd prize), Lead designer and project leader of a team of 8 designers and architects during an 8-week competition phase.

**ORG Permanent Modernity**  
484,375SF (45,000 SQM)

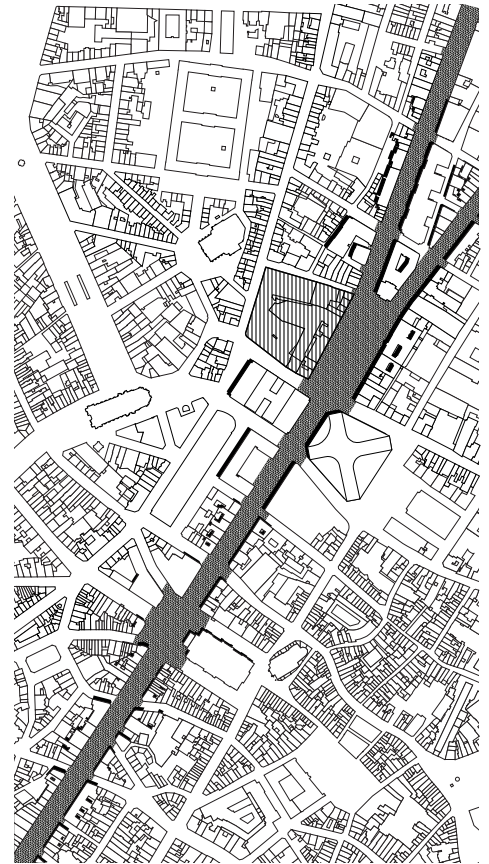
**A Medieval Cornice Line**



**Hidden in shadows**



**Book-end the historic facade**



### **Rue de Laeken**

This medieval street is characterized by brick load bearing facades, 4-6 story buildings, with potential for increased ground floor retail and street life that meanders between narrow streets and open plazas

The new perimeter block maintains a horizontal datum of 4-stories, "the medieval cornice line", and is penetrated with private, semi-public and public through passages, plazas, and gardens. Above the medieval line "towerettes" are set back at heights not more than 8-stories.

The project is the right balance between density and scale, open and airy, compact and well-planned.

### **Munt Center and Brouckere Tower**

The large buildings to the south of Place de Brouckere provide a significant challenge for the block. High-rise and wide building masses cast deep shadows onto the southern edge of the block. Views are also more limited to the South and although redevelopment plans for the neighboring tower should enliven street life, the buildings were not originally designed for sidewalk culture or other urban retail experiences.

The new block is careful to orient new development to maximize Eastern and Western sun exposure in the mid-morning and afternoon. The new building mass is positioned to create the least shadow impact on the site and its neighbors.

### **Anspach**

The main pedestrian boulevard is a prominent feature of the city center. The Place de Brouckere, with its historic facades and historic theater contribute to a network of cultural monuments and significant places in Brussels.

The project bookends the historic facade with two structures, proportionally in line with the existing facade elements. The contemporary language of the new building allows one and the other to maintain a unique architectural identity.



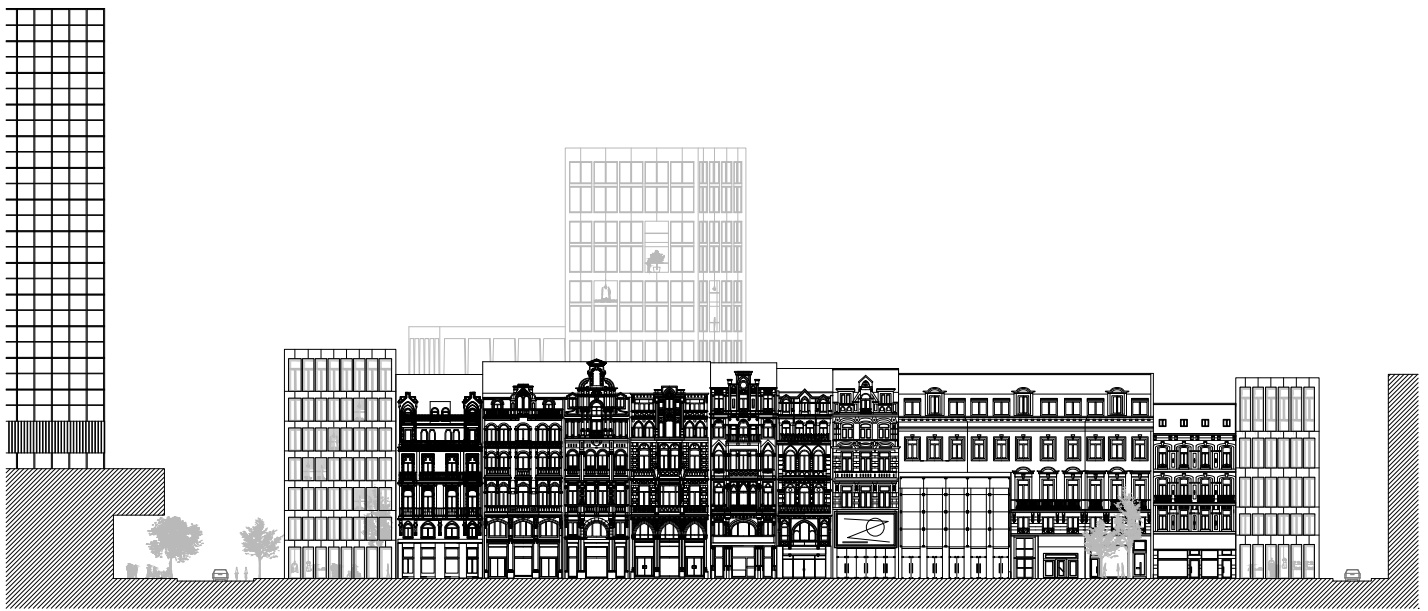


Post-war  
building

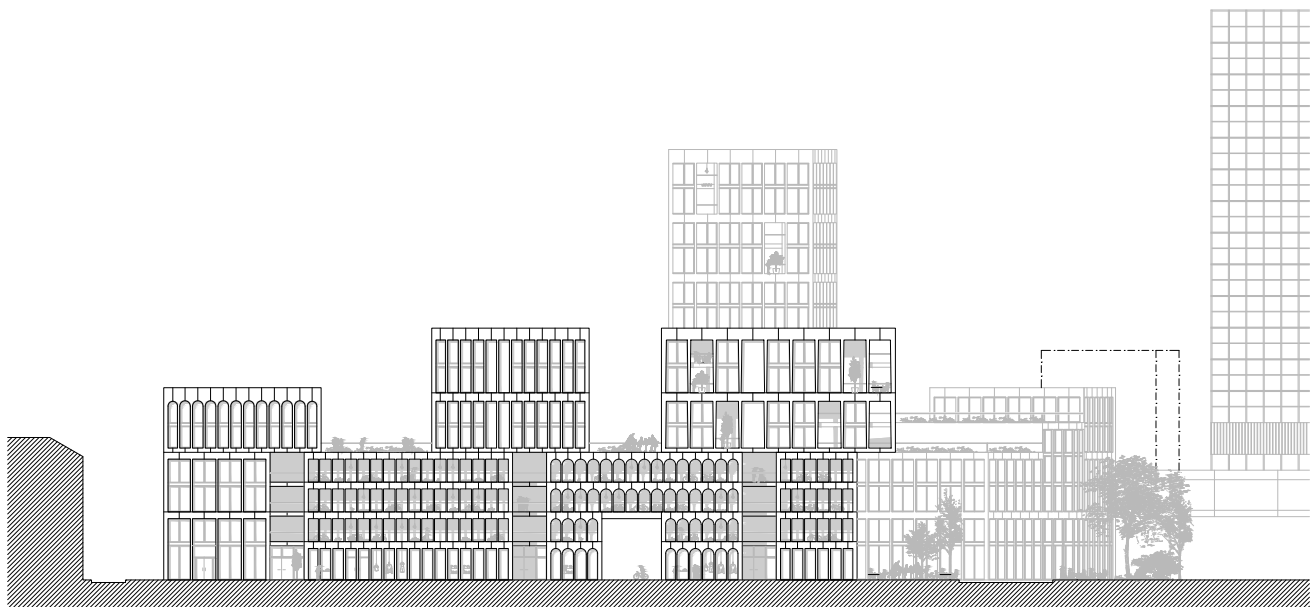
Medieval st.

Modern Blvd  
(Anspach)





East elevation (Listed heritage facade)

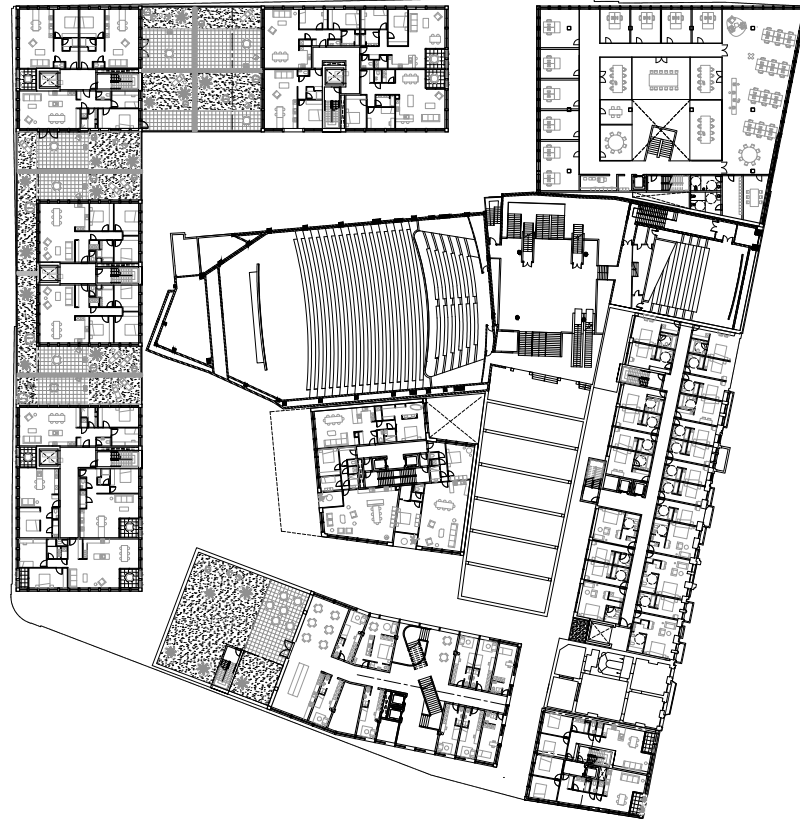


West elevation

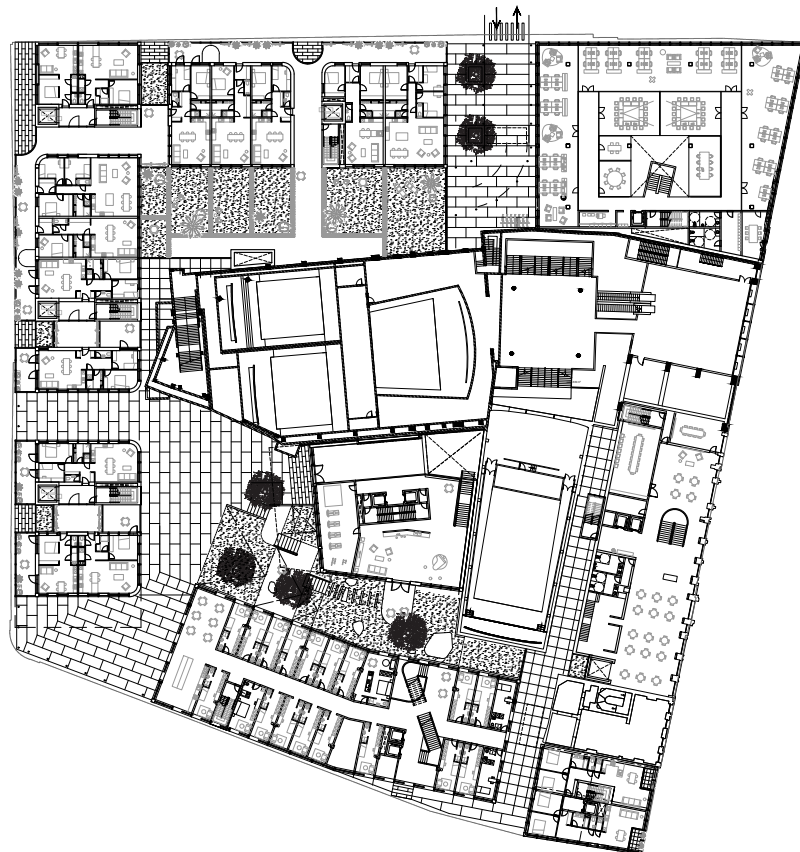


E / W section and interior block tower/ historic theater facade





Level +4 plan



Level +1 plan