

TW710

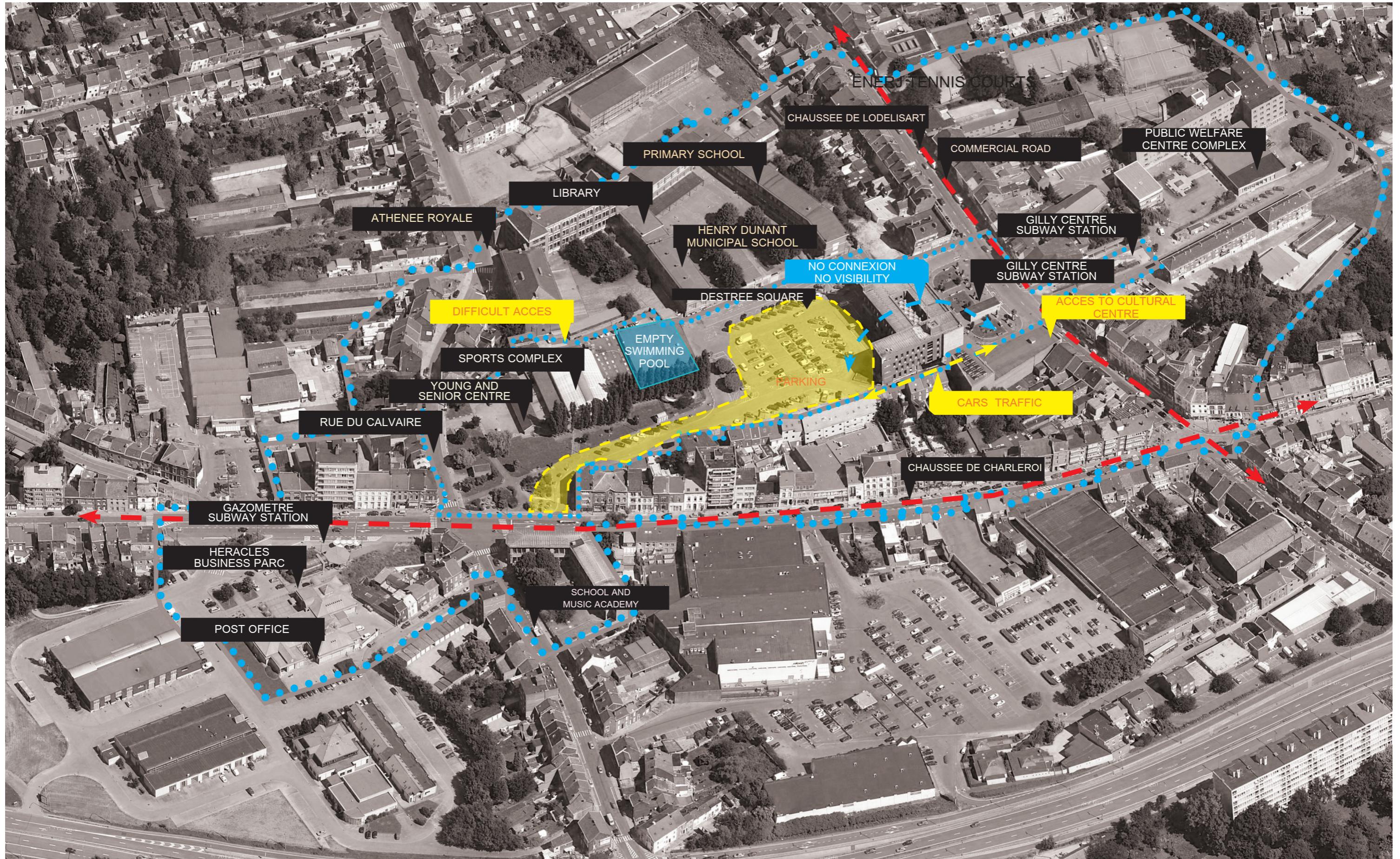
GILLY MADE IT YOURSELF



TW710

GILLY MADE IT YOURSELF

CURRENT SITUATION CONSTATS DES EXISTANTS



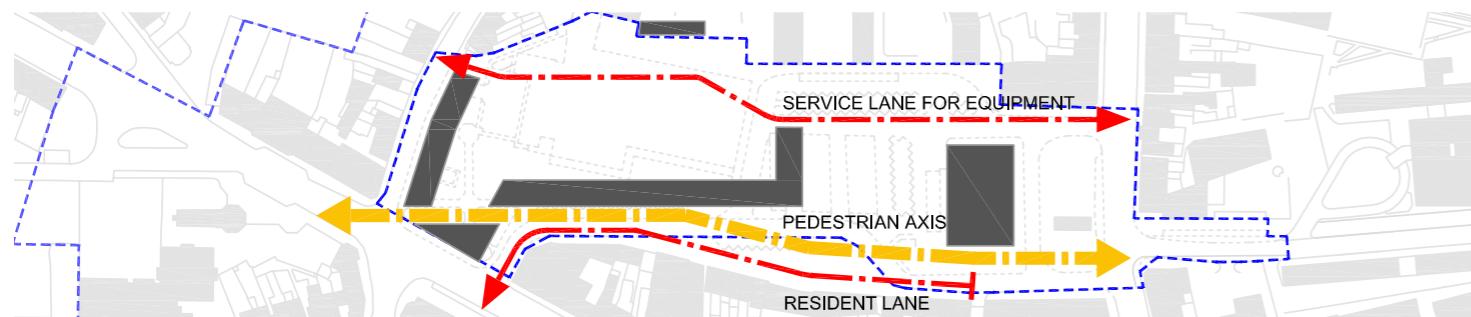
CONNECTION:

The study area covers three major axes of connections : two roads, Chaussee de Charleroi linking the city centre to the east of the territory (including the future GHDC) and Chaussee de Lodelinsart that connects the north (towards Aeropole) and South (towards the Sambre) planning; and a third axis form by the metro (line 4). The two metro stations on project site serve two activities centre of Gilly: the Gasometre station is located at the entrance of Heracles Business Parc in the southwest of the place Destree and Gilly station emerges on the heart of the administrative, cultural and commercial centre of the old town facing the town hall and cultural center (Temps Choisi). Along these important existing axes, the intention is to create a clear and qualitative pedestrian axis to connect these two centres. Destree square located along this pedestrian journey will be a gathering space between the two poles and regain its unifying role of urban square.

Le site d'étude englobe trois axes de connexion majeurs : deux axes routiers, la Chaussée de Charleroi qui relie le centre ville à l'Est du territoire (et notamment au futur GHDC) et la Chaussée de Lodelinsart qui relie le Nord (vers l'Aeropole) et le Sud (vers la Sambre) du territoire; et un troisième axe présent sous la forme du métro léger.

Les deux stations de métro présentes sur le site desservent deux pôles d'activités de Gilly : la station Gazomètre est située à l'entrée du parc d'activités Héraclès au Sud-Ouest de la place Destree et la station Gilly émerge au cœur du centre administratif, culturel et commercial de l'ancienne commune face à la Maison communale et au Centre culturel du Temps choisi.

En parallèle de ces axes existants forts, il s'agit de créer un axe piétonnier clair et qualitatif afin de relier ces deux pôles d'activités. La place Destree située le long de cette connexion piétonne sera un espace de rassemblement entre les deux pôles et retrouvera son rôle fédérateur de place urbaine.

**MORPHOLOGY:**

Destree square is occupied today by a public car park used by residents who want to come in the centre of Gilly for different reasons: to bring and pick up their child in primary school, perform administrative acts in the town hall or at the Social centre, see a performance at the Cultural Center, access to shopping streets, come in various associations and libraries, practice sports in the gym...

Parking is therefore an important issue. However, using Destree square as an outdoor parking can no longer play a representative role of urban square for it. Gilly now needs to show its attractiveness in order to become a new pole of influence in the territory.

To do this, Destree square must first find a morphology type of a place, to constitute itself as a central area surrounded by built four fronts: this space concentrate all access of surrounded equipment and on its center the Town Hall, future one-stop-shop centre.

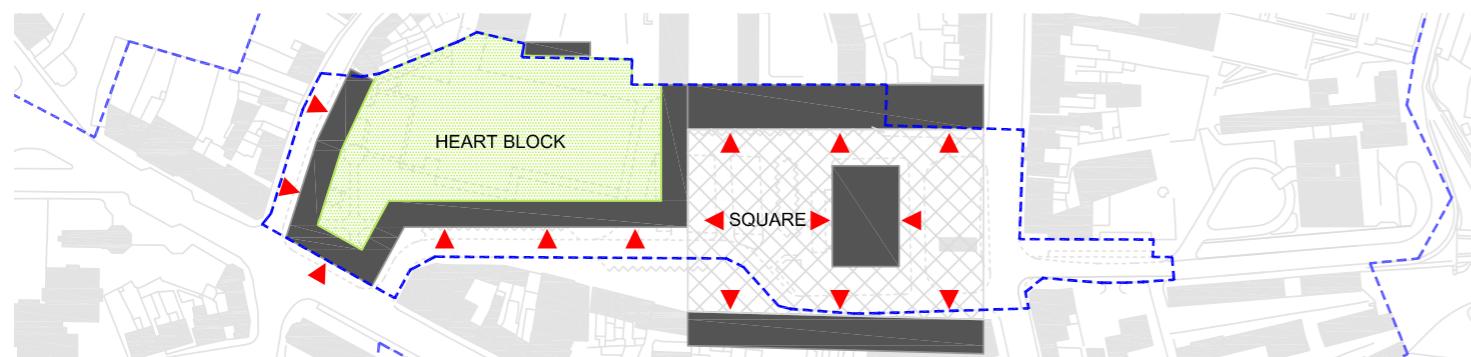
This new morphology is accompanied by an intensification of the rest of the project site: this is indeed to create the void space for the square by the filling of future constructions. The goal is to find the typical block-system existing in Gilly and Charleroi territory: a closed or semi-opened block with a green area on its center which gives intimacy. This entity works the opposite of urban square, its interior is a privacy zone without representation role, an area reserved for residents.

La place Destree est aujourd'hui occupée par un parking public utilisé par les riverains qui souhaitent venir dans le centre de Gilly pour différentes raisons : amener et chercher leurs enfant à l'école primaire, effectuer des actes administratifs à la Maison communale ou au Centre d'action sociale, voir une représentation au Centre culturel du Temps choisi, accéder aux rues commerçantes, venir dans les différentes associations et bibliothèques avoisinantes, pratiquer une activité sportive dans la gymnase...

Le stationnement est donc une problématique importante. Cependant, en utilisant la place Destree comme un parking en plein air, celle-ci ne peut plus jouer son rôle représentatif de place urbaine. Gilly a aujourd'hui besoin de marquer son attractivité afin de devenir un nouveau pôle d'influence sur le territoire.

Pour ce faire, la place Destree doit tout d'abord retrouver la morphologie type d'une place, c'est-à-dire se constituer comme un espace central entouré de quatre fronts bâtis : cet espace concentrera tous les accès des équipements attenants avec en son centre la Maison communale, futur guichet unique du district.

Cette nouvelle morphologie s'accompagne d'une densification sur le reste du site de projet : il s'agit en effet de créer le vide de la place grâce au plein du futur bâti. L'objectif est de retrouver l'îlot type existant à Gilly et en territoire carolorégien : un îlot fermé ou semi-ouvert avec en son centre un espace végétalisé. Cette entité fonctionne à l'inverse de la place urbaine, son espace intérieur est une zone d'intimité, sans rôle de représentation, un espace réservé aux habitants.

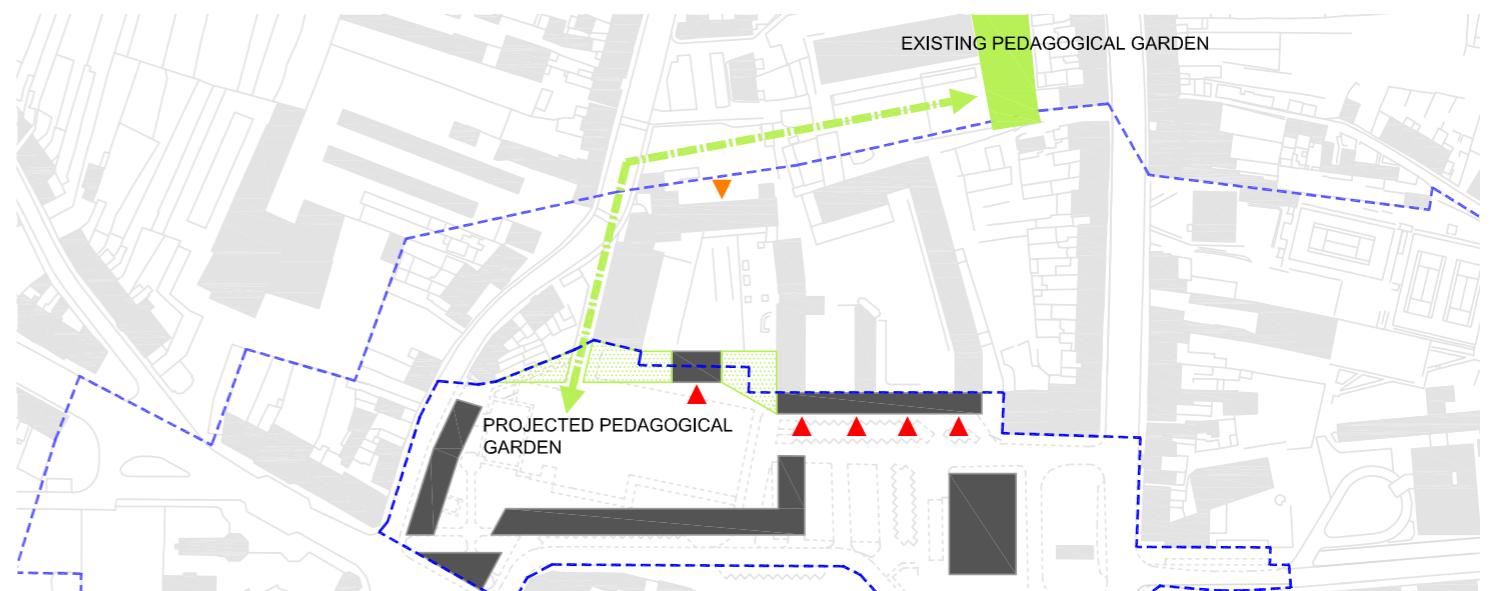
**URBAN INTENTION / INTENTIONS URBAINES****MOBILITY:**

This new morphology must incorporate resident's existing needs: particularly in terms of lanes and parking. First it must take account of the pedestrian connection: the goal of the new development block is to emphasize this pedestrian path through a qualitative built front.

It should also be axes for cars. One, on the south of the site will allow residents to access their homes: this service will stop at the Cultural Center and also allow trucks to come and deliver materials. Traffic will be provided for two-way and few parking spaces along the lane for inhabitants (a control access can be provided at the entrance of the lane). The second service lane in the north of the site will be dedicated to access to schools and libraries nearby. Traffic will be provided for single way with some drop-off places alongside, per exemple school drop-off. Long-term park is not allowed on this lane. Finally, we would like underground parking is planned to support all area parking needs. But other solutions are possible depending on the choice of the city (cf. co-operative development and phasing scheme).

Cette nouvelle morphologie doit intégrer les besoins existants des riverains : notamment en terme d'axes de desserte et de stationnements. Tout d'abord elle doit tenir compte de la connexion piétonne : le rôle du nouvel îlot est de souligner cette voie grâce à un front bâti qualitatif.

Il faut également retrouver des axes de desserte pour les voitures. L'un au Sud de la place permettra aux riverains d'accéder à leurs logements : cette desserte s'arrêtera au niveau du Centre culturel du Temps choisi et permettra aussi aux camions de venir livrer les décors. La circulation sera prévue à double sens et la voie sera bordée de quelques places de stationnement dédiées aux habitants (un système de contrôle pourra être mis en œuvre en début de voie). La seconde voie de desserte au Nord de la place sera dédiée à l'accès aux écoles et aux bibliothèques avoisinantes. La circulation sera prévue à sens unique et la voie sera bordée de quelques places de dépôt minute. Le stationnement prolongé n'est plus autorisé sur cette zone. A terme, nous souhaiterions qu'un parking souterrain soit prévu pour subvenir à tous les besoins de stationnement du quartier. Mais d'autres solutions peuvent être envisagées selon les choix de la ville (cf : scénarii îlot participatif et plans de phasage).

**ACCESSIBILITY:**

Our project also questions the principle of accessibility to schools and its enhancement. The built front that we proposed for the primary and secondary schools aims to clarify the access to different programs existants on the site (schools, libraries, evening classes, Salle Destree...) and also host the Youth Centre and Senior Citizens centre we want to move. We share various entities to free up spaces and establish a clear project strategy on the rest of the site.

In the extension of this new built front, we want to move the Athenee Royal access by opening towards the project site: all access are thus turned to the Destree square. However, we maintain technical access and a parking space for deliveries on the Nord of Athenee Royal: this space is now used by parents and cause many trouble on rue du Calvaire.

Athenee Royal will offer in the coming year a new «Environmental Technician» section. The school has created with students a biodiversity space on a vacant parcel near the school. This project already works very well: students have invested heavily in the creation of this space and other schools are interested also in this new section and its implementation. We wish to reinforce and enhance this project by associating gardens and pedagogical greenhouses of the new main entrance of the school. These items appear as new assets to Gilly, participating in its future attractiveness and restructuring of its identity.

Notre projet interroge aussi le principe d'accessibilité aux écoles et sa valorisation. Le front bâti que nous créons devant les écoles primaire et secondaire a pour but de clarifier les accès aux différentes programmations présentes sur la parcelle (écoles, bibliothèques, cours du soir, salle Destree...) et d'accueillir également la Maison des jeunes et le Centre du 3ème âge que nous souhaitons déplacer. Nous mutualisons ainsi les différentes entités afin de libérer de l'espace et de mettre en place une stratégie de projet claire sur le reste du site.

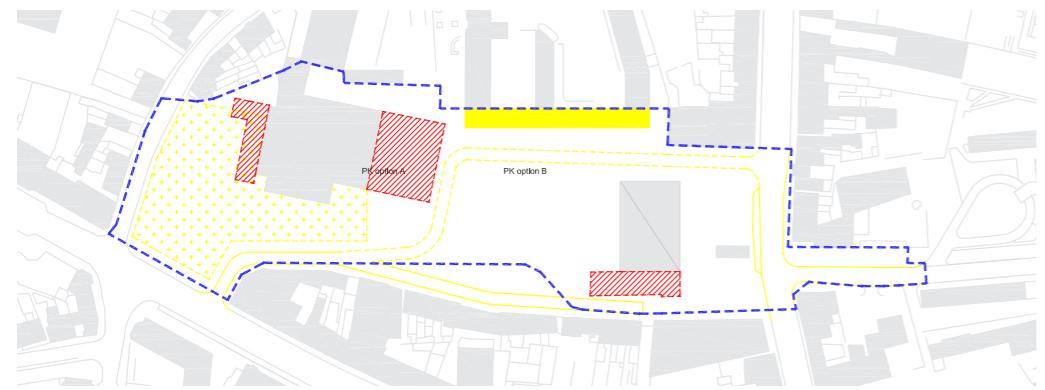
Dans le prolongement de ce nouveau front bâti, nous souhaitons déplacer l'accès de l'Athénée Royal en l'ouvrant sur le site du projet : tous les accès sont ainsi tournés vers la place Destree. Nous conservons toutefois un accès logistique et un espace de parking pour les livraisons au Nord de l'Athénée Royal : cet espace est aujourd'hui utilisé par les parents d'élèves et causent de nombreux embouteillages dans la rue du Calvaire.

L'Athénée Royal proposera à la rentrée prochaine une nouvelle section « Technicien de l'environnement ». L'école a donc créé avec les élèves un espace de biodiversité sur une parcelle vacante à proximité de l'école. Ce projet fonctionne d'ores et déjà très bien : les élèves se sont beaucoup investis dans la création de cet espace et d'autres écoles s'intéressent à cette nouvelle section et à sa mise en œuvre. Nous souhaitons renforcer et valoriser ce projet en associant des jardins et des serres pédagogiques au nouvel accès principal de l'école. Ces éléments apparaîtront comme de nouveaux atouts pour Gilly, participant à son attractivité future et à la restructuration de son identité.

SCHEDULE PHASAGE

PHASE 01

- Creation of a new front built in limit of schools sharing access and associations existant on the site.
- Destruction of part of the Town hall, the pool, the youth center and senior citizens' centre.
- Relocation of parking spaces.
- Creation a new service lane for local residents.
- Creation a temporary service lane equipment.
- Partial restructuration of the Destree square.
- Restructuration of the town hall.



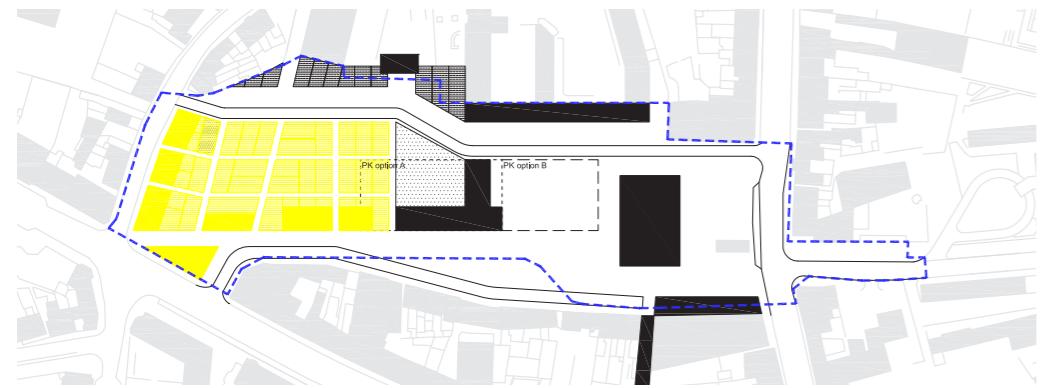
PHASE 02

- Creation of sports equipment and the underground car park:
- > Option A : under the sports complex in phase 02
- > Option B : under the Destree square in phase 01
- Destruction of the existant gym and sport hall.
- Creation of the extension of the Cultural Center.
- Creation of access to the Athenee Royal.
- Creation of the service lane equipment.



PHASE 03

- Creation of the co-operative block: programming defined according to the needs
- Création de l'ilot participatif : programmation définie selon les besoins



GILLY MADE IT YOURSELF

CO-OPERATIVE BLOCK : JUST USE IT!

The future attractiveness of Gilly goes both through the exploitation of its identity and its heritage but also by its capacity to adapt to the different needs of this area following the establishment of the Eastern District. We have therefore chosen to dedicate a part of the project site to the creation of a co-operative and sustainable development process.

To do this, we have reused the form of the existing Gilly's block typology in a contemporary way. The Block typology is a closed or semi-open space surrounded by constructions (often housing) and green or garden area in the center. Plots that are long and narrow (such as vegetable plots).

We plan to resume these formal principles by incorporating a series of walkways that will structure our block development and make some porosity. This frame cuts block in various modules, which can be divided into three separate parcels. Formed plots will have equivalent dimensions (about 7 m x 14 m). They can be used according to the needs of the city and the inhabitants. Indeed, in addition to this frame, we propose different typologies that can adapt to each plot: housing, equipment, service, green spaces in different forms, landscaped parking...

The principle of this development process is to answer to Gilly's tomorrow challenges adapting uses: program on each plot can be matter of co-operation and consultation with Citizens.

There is no obligation to start all projects simultaneously: the constitution of the block can be spread over time. In addition, this principle may be reproduced on other vacant spaces on the Charleroi area.

The different types can be combined in several ways: all scenarios are possible whenever a built front partial or total is respected on Rue du Calvaire street and alongside the pedestrian promenade.

A sport complex receiving a gym and multi-activity facilities and replacing existing equipment will be created in limit of the co-operative block directly related to the Destree square and pedestrian axis: it is a hinge element which opens onto the three entities at once.

We have developed a main scenario which seems to meet the needs of Gilly both economically and in terms of attractiveness: it is not a frozen solution.

We dedicate first plots towards Rue du Calvaire and pedestrian axis to implementation of collective housing (mainly private) to recover funds and to meet the needs of housing in the area. Plots in the heart of block will be mainly devoted to the creation of pedagogical greenhouses and shared gardens: they will come in addition to the already present biodiversity spaces at the entrance of the Athenee Royal and may be used by other schools in the city.

This will mark a little more the attractiveness of Gilly. They may also be used by the local residents in the form of shared urban gardens. The last plots will host outdoor sports areas in connection with the new equipment and will be used both by schools and by the inhabitants. Finally, the building at the southern edge of the co-operative block allows both to recreate a front built on Chaussee de Charleroi and mark the pedestrian axis: he creates a landmark an appeal to Destree Square and will host a public equipment.

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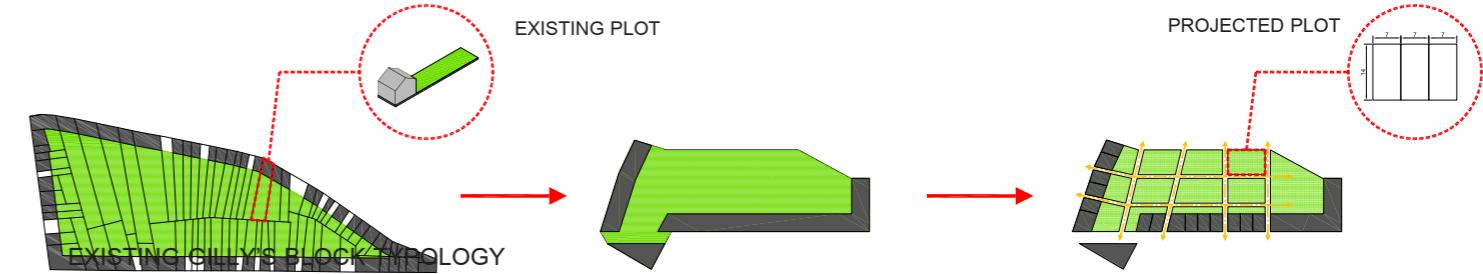
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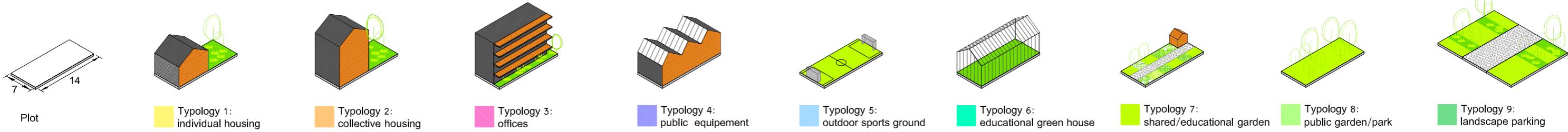
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DIFFERENTS TYPOLOGIES DIFFERENTES TYPOLOGIES



Scenario 1: PARK typology 1 + 8

Coincides most of the existing block type of Gilly, this scenario presents individual Housing located in the alignment of streets and surrounding a vegetated space. This green space is not private like common Gillycien block, it is accessible from the place Destree and offer for residents and schools a real landscaped park. This scenario meets the needs still growing wildland workplace urbanized.

Scénario 1 : PARK typologie 1+8

Se rapprochant le plus de l'ilot existant type de Gilly, ce scenario présente de l'habitat individuel implanté à l'alignement des rues et entourant un espace végétalisé. Cet espace végétalisé n'est pas privatif à l'instar de l'ilot Gillycien, il est accessible depuis la place Destrée et offre aux habitants et aux école un véritable parc paysager. Ce scenario répond aux besoins toujours croissant d'espaces

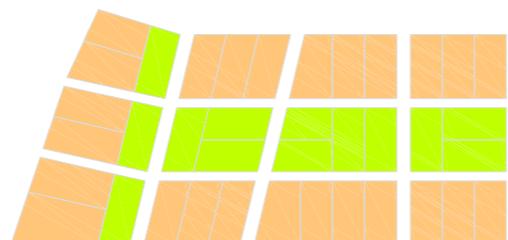


Scenario 2: INCREASING HOUSING typology 2

In order to meet large demand for housing this scenario presents a strong densification of the site. The construction of private collective housings and the sale of qualitative land will allow the city to acquire funds in order to finance public facilities. The heart of the block development offers shared gardens for inhabitants.

Scénario 2: INTENSIFICATION LOGT typologie 2

Dans le but de répondre à une forte demande de logements ce scénario présente une fort densification du site. La construction d'habitats collectifs privés et la vente de foncier qualitatif permettra à la ville d'acquérir des fonds afin de financer des équipements publics. Le coeur de l'ilot offre des jardins partagés par les habitants.



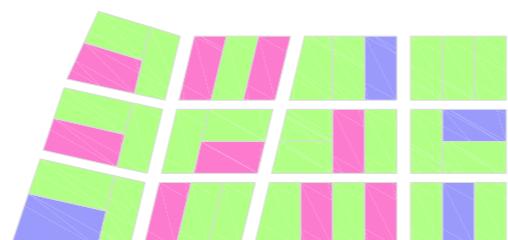
Scenario 3: POLE ACTIVITY typology 3 + 4

Project site is close to the Heracles Business Park. This scenario is designed to accommodate a program of services that complete if needed the business park providing new sources of employment. To respond to a mixed development this program is accompanied by equipment.

PROJECTED BLOCK

Scénario 3: POLE ACTIVITE typologie 3+4

Le site de projet est à proximité du parc d'activités Héraclès. Ce scenario vise à accueillir un programme tertiaire qui vient au besoin compléter ce parc d'activités apportant de nouvelles sources d'emploi. Pour plus de mixité ce programme est accompagné de d'équipements.

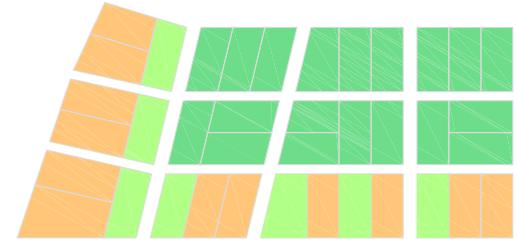


Scenario 4: LANDSCAPE PARKING typology 9

As an alternative to the underground parking project that could not be accepted by the municipal district, this scenario proposes to set up welcoming collective housings on the outskirts of the block and a landscaped park in the center. The combination of three adjacent plots enables the implementation of this proposal.

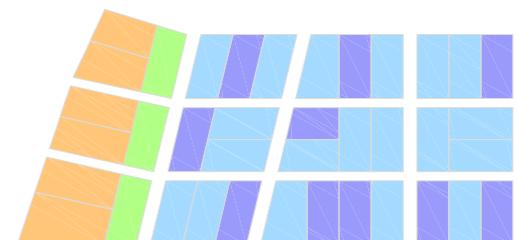
Scénario 4: PARKING PAYSAGER typologie 9

Comme une alternative au projet de parking souterrain qui pourrait ne pas être retenu par la municipalité, ce scénario propose de mettre en place un front bati accueillant de l'habitat collectifs en périphérie d'ilot et un parking paysager au centre. L'association de trois parcelles concomitantes permet la mise en oeuvre de cette proposition.



Scenario 5: SPORTS DEPARTMENT typology 2 + 5

The municipal district and residents will also get the possibility to create a large sports complex which enriches the gym. This scenario includes small multi activities equipment and outdoor sports fields. This scenario will answer the needs of sports associations Gillyciennes and energizes them. A collective housings development frame the sport department and create streets alignment.

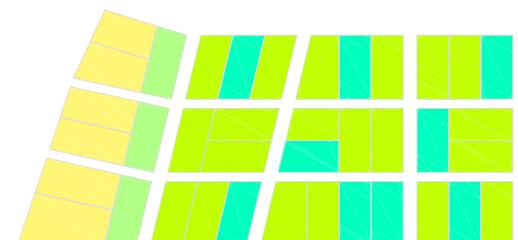


Scénario 5: POLE SPORTIF typologie 2+5

La municipalité et les habitants auront également la possibilité de créer un grand ensemble sportif qui vient enrichir le gymnase. Ce scénario regroupe des petits équipements multi activités et des terrains de sports en plein air. Ce scenario

Scenario 6: TECHNICAL AND PEDAGOGICAL POLE environmental typology 2 + 6 + 7

The latter scenario is almost entirely dedicated to the strengthening of educational and technical pole environnemental Athenee Royale. A front frame of individual housing create alignment with Rue du Calvaire. Most of the plots receive green-houses and pedagogical gardens that are used by schools in the area.



Scénario 6: POLE PEDAGOGIQUE TECHNIQUE ENVIRONNEMENTAL typologie 2+6+7

Ce dernier scenario est quasi totalement dédié au renforcement du pole pédagogique technique et environnementalde l'Athénée Royale. Un front bati d'habitat individuel vient créer l'alignement avec la rue du calvaire. L'essentiel des parcelles reçoivent des serres et des jardins pedagogiques qui sont utilisés par les écoles du territoire.

TW710

(A) TOWN HALL

Form

Existing building is reshaped in a simple way for a better integration in an urban landscaped context.

Acces

Acces from public square through a lobby suitable for disable people.

Fonction

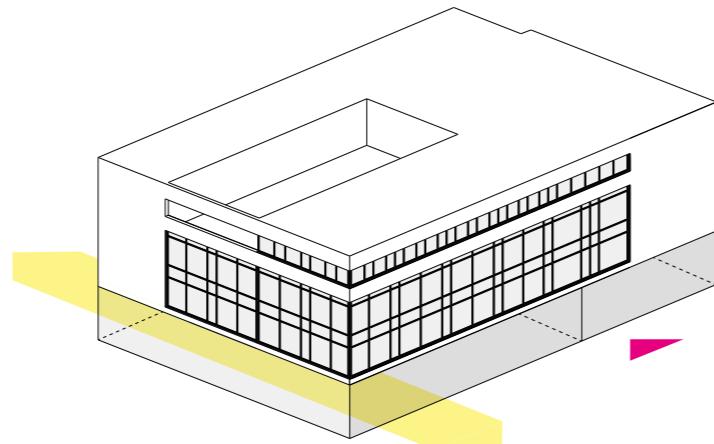
Cafes and restaurants on the ground floor + a counter for City East Districe of Charleroi + Municipal Police East Districte office + Co-working spaces + conference room.

MAISON COMMUNALE

Forme: le bâtiment existant est remodelé pour une meilleure intégration urbaine dans le paysage environnant.

Accès : l'accès se fait depuis l'espace public et est conforme à la réglementation PMR.

Usages : Cafés et restaurant au rez-de-chaussée + un guichet unique et les bureaux de la police municipale dédiés au District Est de Charleroi + un espace de co-working et des salles de conférence à l'étage + une terrasse paysagère au dernier niveau.



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PROGRAMMATIC DIAGRAM SCHEMA PROGRAMMATIQUE

(B) CULTURAL CENTRE

Form

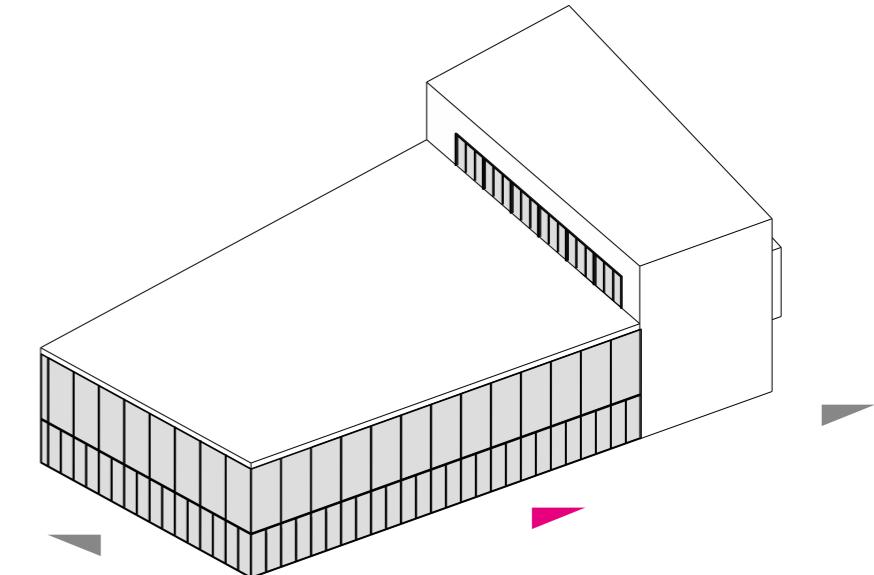
Addition of double-skin glazed facade on the existing building to promote a double-height lobby with reception and roof terrace. The extension reorganised internal circulation and create a living façade towards the square.

Acces

Acces direct from public square and pedestrian promenade through a lobby suitable for disable people.

Fonction

Exisitngs fonctions remained + new spaces for cultural representation.

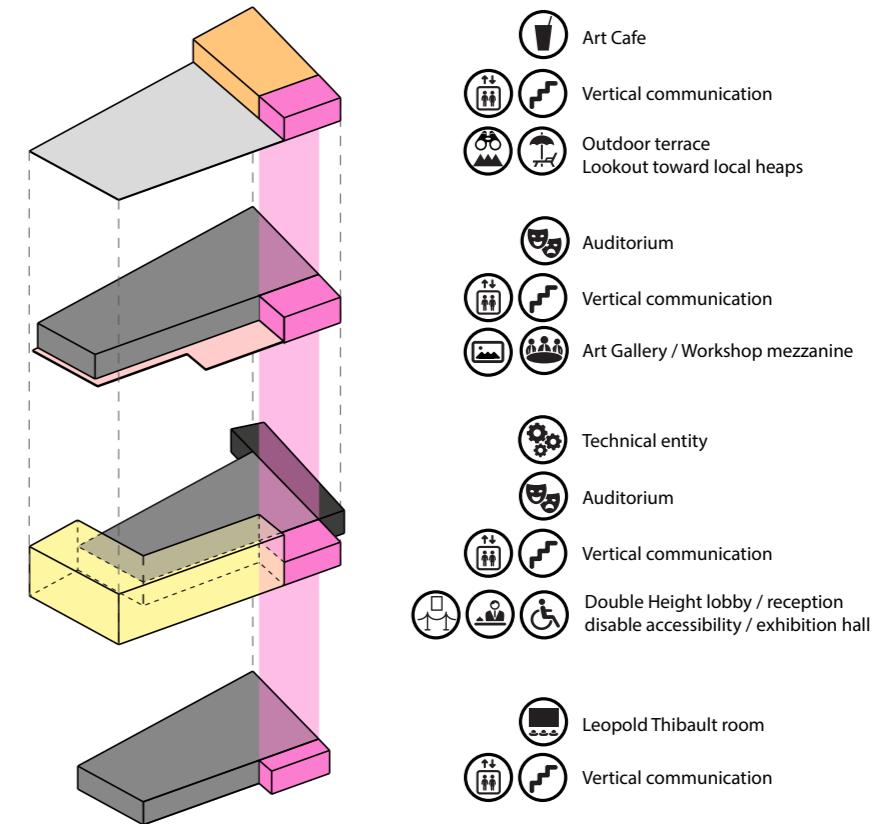
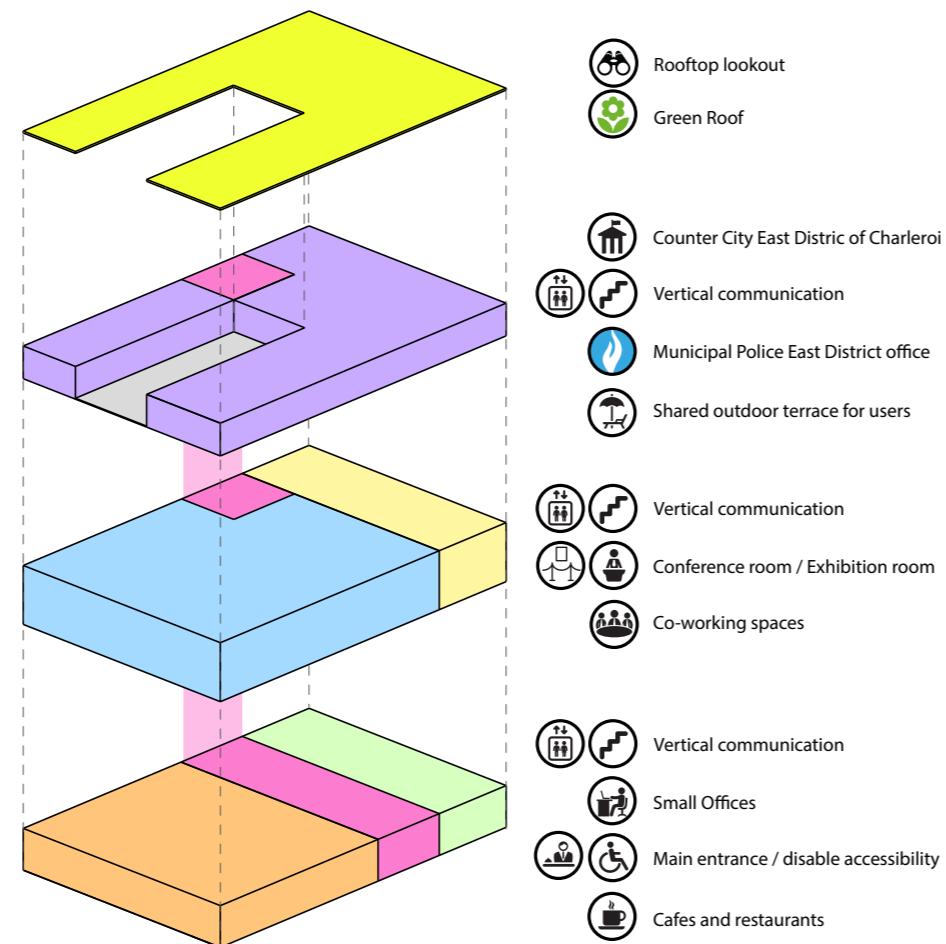


CENTRE CULTUREL

Forme : Ajout d'une double peau vitrée sur le bâtiment existant recevant un espace d'accueil généreux. Cette extension permet une réorganisation de la circulation interne et crée une façade ouverte et vivante sur la place.

Accès : l'accès se fait depuis l'espace public et est conforme à la réglementation PMR.

Usages : Rénovation des salles existantes et création de nouveaux espaces de représentation.



PROGRAMMATIC DIAGRAM SCHEMA PROGRAMMATIQUE

(C) PRIMARY SCHOOL

Form

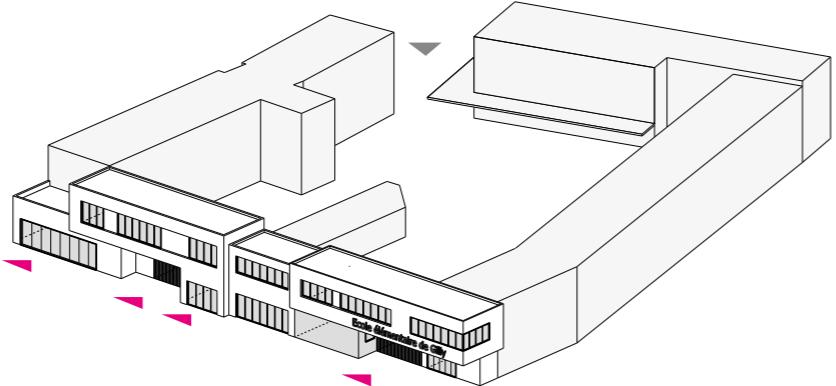
Strip long building closing the square on the north with same height and same materials as existing buildings (2 stories).

Acces

Acces direct from public square also for disable people to primary school + youth and senior citizens centre + library + social centre.

Fonction

New spaces and acces to primary school + youth and senior citizens centre + library + social centre providing circulation and common spaces.

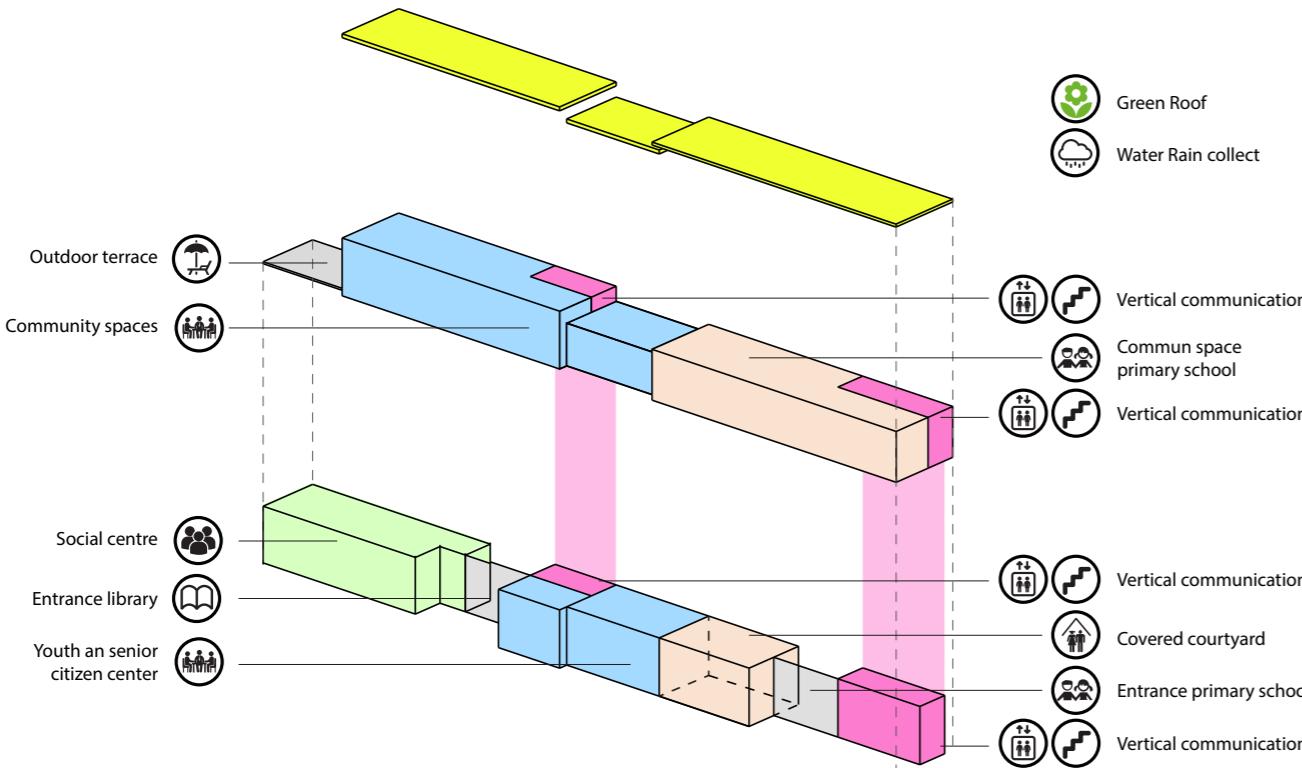


FAÇADE SOCIALE ET ÉDUCATIVE

Forme : Une longue bande bâti clôt la place au nord, et lui crée une façade, la hauteur et les matériaux s'harmonisent aux bâtiments existants

Accès: l'accès se fait depuis de la place publique comme le centre personne âgées, le centre de jeunesse et de personnes, la bibliothèque et le Centre social.

Usage: les nouveaux espaces d'accueil à l'école primaire + le centre de la jeunesse et des personnes âgées + la bibliothèque + Centre social avec des circulations et des espaces communs.



(D) SPORTS COMPLEX

Form

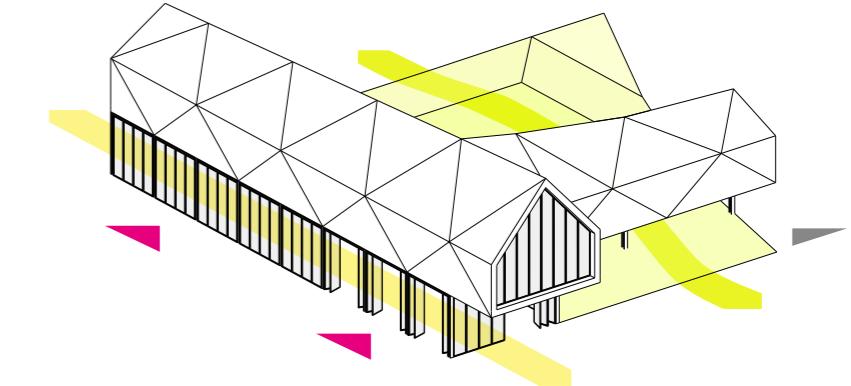
Contemporary form folowing urban alignment along pedestrian promenade and a cantilevered part toward the square providing urban morphology.

Acces

Acces direct from public square and pedestrian promenade through an open hall. Other access possible from the park. The park provide connection between square and heart of block.

Fonction

An open multi-use hall in the ground-floor for events (sports, social...) + sports hall + multi-sports room + outdoor acces and spaces for practicing open-air activities indoor and outdoor.



COMPLEXE SPORTIF

Forme: Création d'un nouvel équipement sportif, respectant l'alignement de l'ilot et ouvrant une façade sur la place.

Accès : Accès direct depuis la place publique et la voie piétonne grâce à un hall totalement ouvert et traversant. L'accès est possible depuis le cœur d'ilot où un parc joue le rôle de connexion entre les deux entités.

Usage : un hall multi usage est présent au rez de chaussée+ un gymnase semi enterré + des salles multi activités + des aires d'activités en plein air.

