

## Project

# GRONDEL

## Architects

ATELIER D'ARCHITECTURE FORMa\*

## Address

rue du Serpentin, 34 , 1050 Ixelles

## Programe

New construction - mixed-use building - two passive housings and equipment

## About

It's about making passive housing affordable, simple and enjoyable. A feasibility study showed that, given the high land prices, a second housing must be inserted to complete the financing of the building. The project is based on an eco-nomy-log: low territorial impact, densification in a neighborhood offering numerous assets in terms of mobility and proximity in a various urban tissue. The cramped parcel and the modest carrying capacity of the soil made us choose a light wooden structure.

The floor plates are carried by the sidewalls and one row of intermediate steel columns and beams, positioned in the length direction of the building. Working without structural inner walls will allow an easy adaptation an reconversion of the surfaces. The ground floor is logically occupied by the public functions: communal spaces, garbage management, bicycles, DIY, an office to rent or a polyvalent space for the residents, lighted by a patio longing the south-oriented adjoining wall.

Two passive housings are located on the better lighted higher floors, ranked on each other following the profiles of the neighbor buildings, respecting their views and sun exposure. The living rooms are placed in order to enjoy the full width of the parcel, taking profit of the enlargement behind. The triplexes living room crosses the building and occupies a completely open space.



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## OTHER PROJECTS :

Leonetti  
- 2007 2011  
- Hoeilaart

Lecointe  
- 2009 2012  
- Uccle

R House  
- 2005  
- Barbençon (Beaumont)

Terwagne  
- 2014 2016  
- La Hulpe

## Typology

Housing (include mixed use)

## Status

Built

## Conception

2009

## Delivery

2013

## Per square meters

1500

## Area

394

## Stability

bureau d'études BDS, Rêve / [www.bebds.be](http://www.bebds.be)

## Acoustic

Cedia, Université de Liège / [www.cedia.ulg.ac.be](http://www.cedia.ulg.ac.be)



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