



hidden in plain sight

tu delft
urban architecture - graduation studio
A4 masters thesis presentation
23.06.26

tutors
elsbeth ronner
leeke reinders

river ghost park
back as front

anisa mini
6287360







...where do these doors lead us?





title:

hidden in plain sight

project:

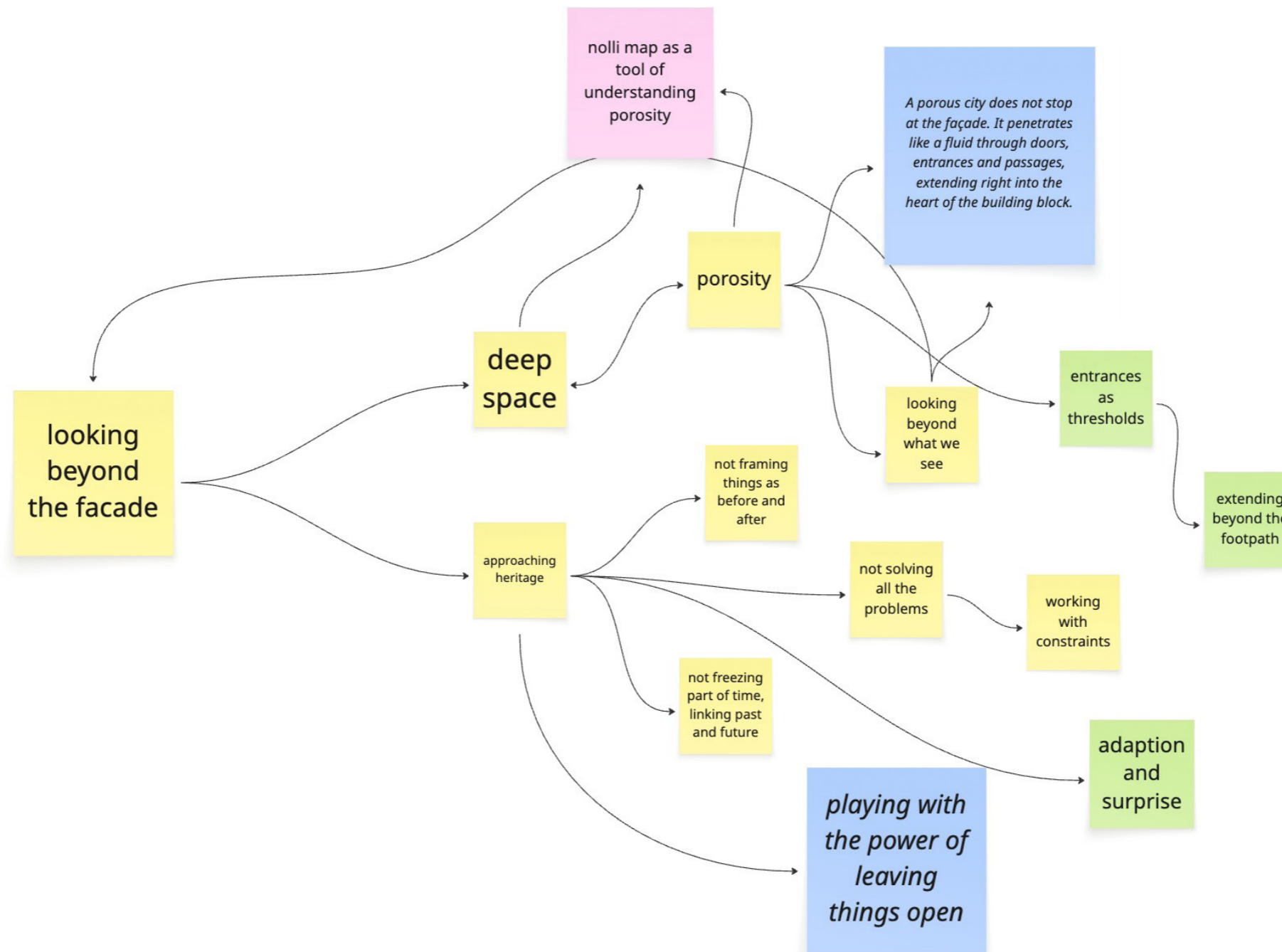
conversion of a former iron foundry into a third-party space, reactivation of former ceramics factory, masterplan of neighbourhood to connect surrounding buildings together

location:

*rue broyère and rue abbé cuyllits,
brussels*







“everything is already there”

porosity
noun [U]

the state of being porous *

* *porous*
adjective [U]

2a: permeable to fluids
b: permeable to outside influences

3: capable of being penetrated

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a measure of the void spaces in physical matter

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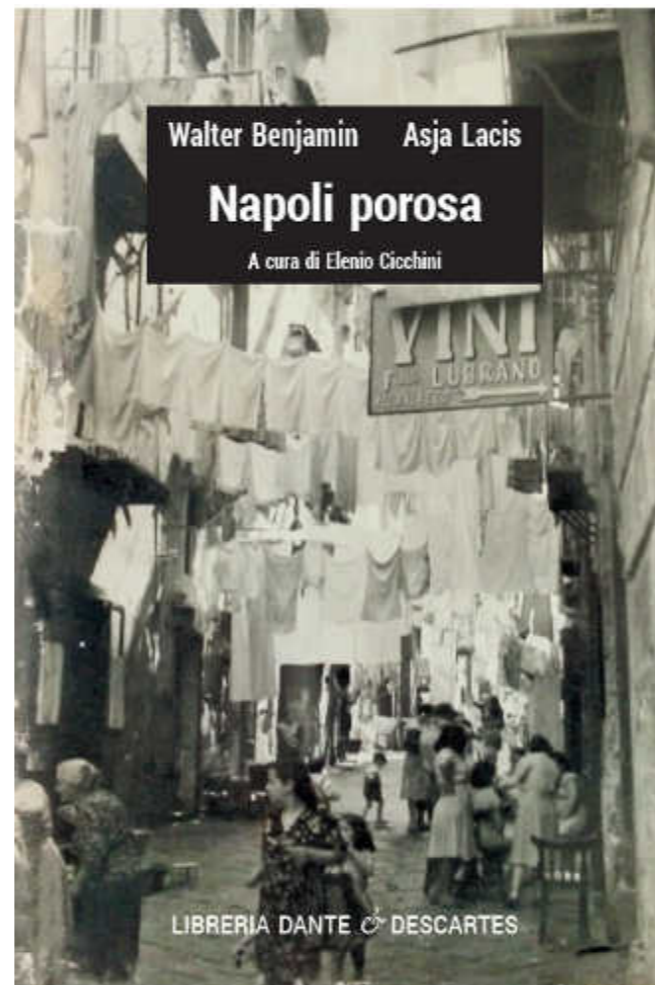
a measure of the void spaces in physical matter

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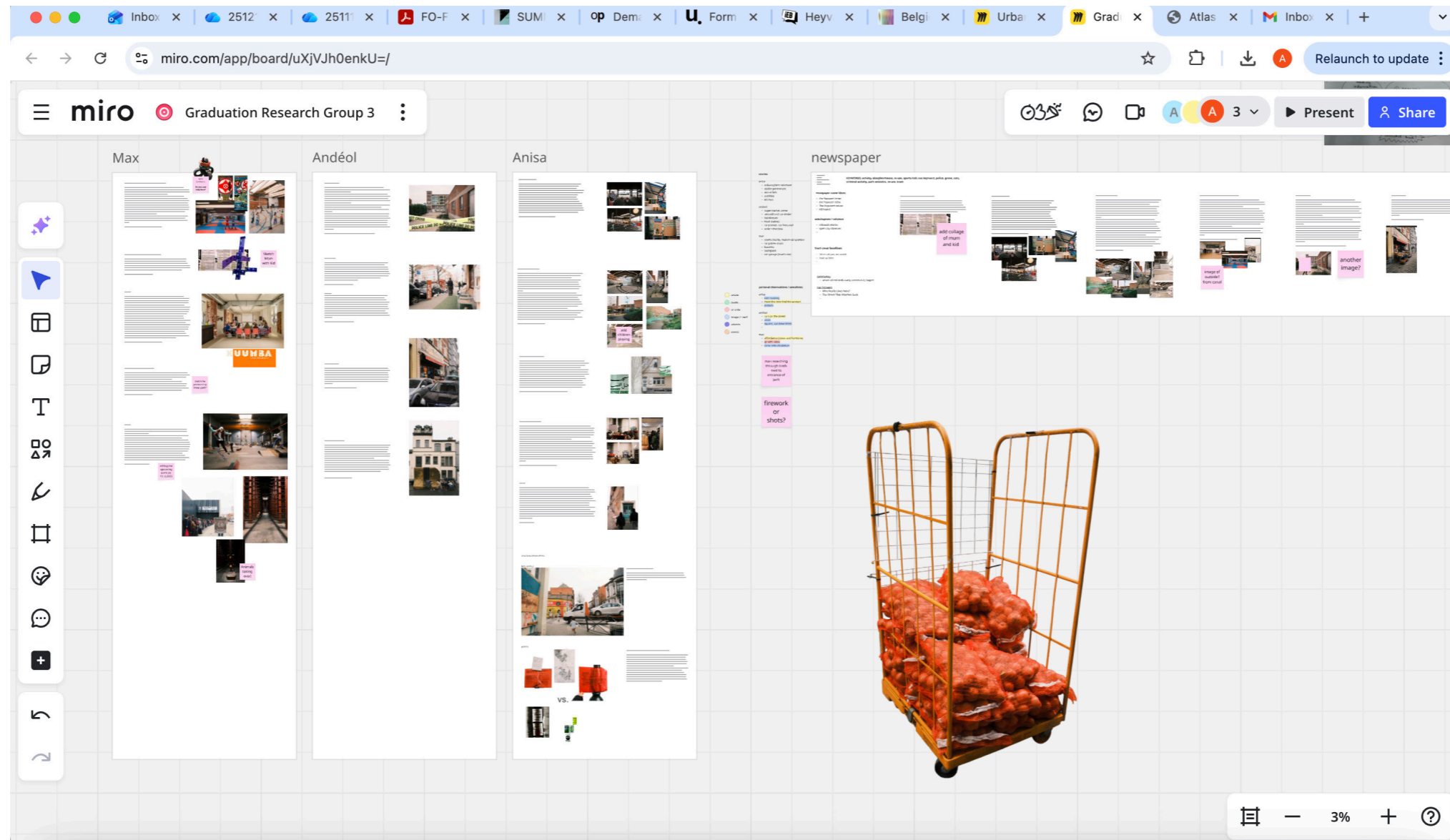
- 2a: permeable to fluids
- b: permeable to outside influences
- 3: capable of being penetrated



measure of a building's openness



"As porous as this stone is the architecture. Building and action interpenetrate in the courtyards, arcades, and stairways. In everything they preserve the scope to become a theater of new, unforeseen constellations."



18.12.2025

001 The Heyvaert Echo

Editors

And  ol Bellec
Anisa Mini
Max Wasserb  ch

Voices of the Neighbourhood
Local Agenda
Spatial Practices
Conversations
Field Notes
Conditions of Use

Heyvaert Up Close

Through these pages, we explore Heyvaert from multiple angles. From the voices of locals at Ko'mun and A  m El Fath to the upcoming events of workshops, markets, and classes, we trace how daily life unfolds. Observing spatial practices, we follow how streets, courtyards, and buildings are used; children playing, volunteers organizing movement, donations, gates shaping movement. Conversations on site reveal personal histories, fears, and hopes, while field notes capture fleeting moments of activity and tension. The conditions of use, rules, access, and informal agreements show how life is structured in the neighborhood, revealing a place both lived-in and constantly in flux.

Word on the Street

„Ici on vit pas, on survit“



The Heyvaert Echo
And  ol Bellec
Anisa Mini
Max Wasserb  ch
The story of Heyvaert continues, unfolding through streets, buildings, and everyday life.

001



Note from the Editors:

This newspaper presents our exploration of Heyvaert through walking, observing, and talking with those who use the neighborhood daily. Rather than focusing on future plans, we highlight what already exists: everyday routines, informal uses, and moments of care and tension. The stories collected reveal how access, safety, and visibility shape life in the area. This publication invites readers to look closely at the lived realities that quietly define the neighborhood.

Between Care and Control The realities shaping De Grote Hal

Walking along the canal, near De Grote Hal, we noticed several bags filled with essential goods carefully prepared and displayed in a shop window. De Grote Hal is a mixed-use community building that was created as part of the canal-side redevelopment, combining workshops, offices, exhibition space, and housing. Designed to serve both local residents and a wider public, the project aims to activate the street and create social connections in an area often defined by transit and industrial activity.

We met a woman who is the center's director, and she explained the history of the place since its transformation. The new building contains several workshops with office spaces and an exhibition room overlooking the canal street. A large section upstairs and at the back is dedicated to housing. Although the place was empty on the day of our visit, she assured us that the space is regularly used by the neighborhood for a wide range of activities.

The site hosts cycling classes for women, artistic performances, and various programs for young people during school holidays or after school. These activities aim to make the building accessible and welcoming, especially to groups who are often less visible in public space.

Despite these efforts, this thoroughfare remains a source of mixed feelings. While it brings joy and activity for some residents, others complain about dark corners that have become favorable spots for illicit transactions. The director explained that, overall, the project has been a success, but several adjustments had to be made in response to the realities of the neighborhood.

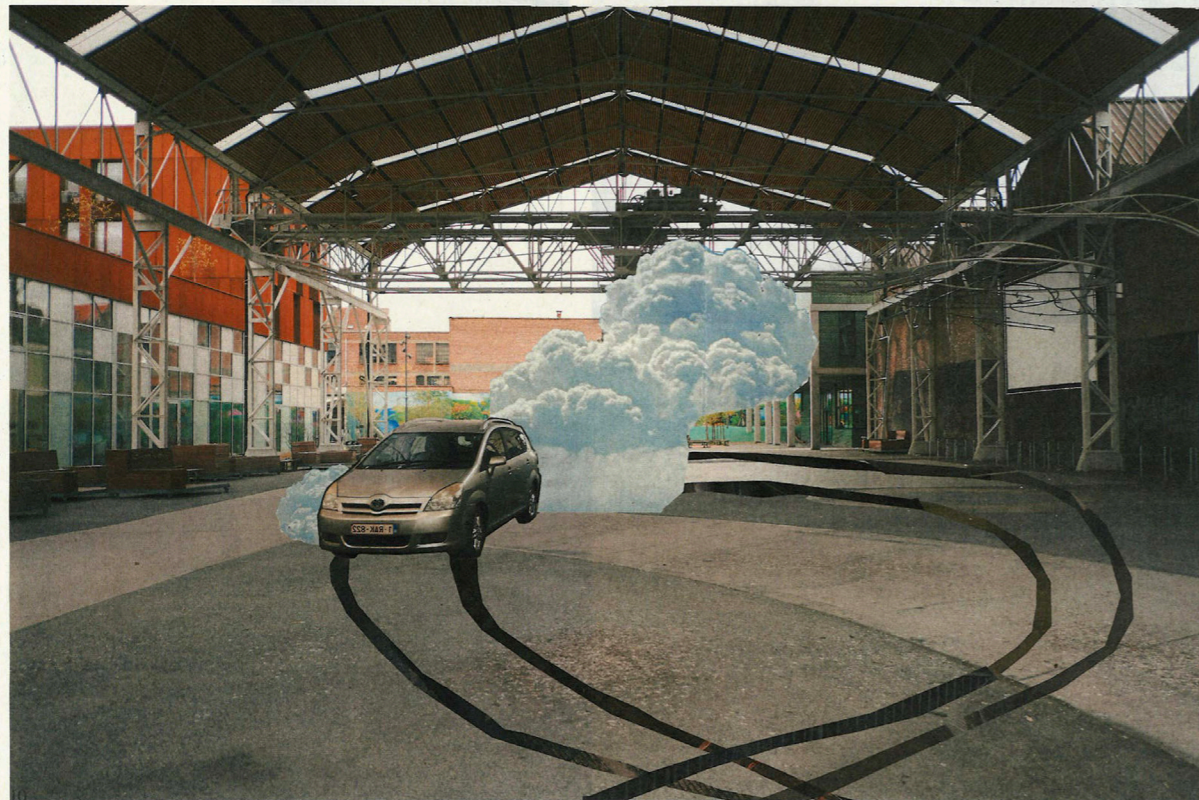
Before bollards were installed, cars would drive into the square to do donuts. Flowerbeds filled with stones encouraged some passersby to throw rocks at the building's windows. Over

time, and due to fears linked to crime in the area, residents of the building pushed for the installation of a gate at street level, which is now closed every evening.

Despite these setbacks, the director remains positive. She assured us that De Grote Hal has become integrated into the daily life of the neighborhood and continues to foster connections between residents. She also told us about a homeless man who regularly passes by the storefront and with whom she has gradually built a relationship.

Beyond its physical presence, the association running De Grote Hal works to reintegrate unemployed people into the workforce, achieving a reported success rate of around 70 percent.

Cars using open space to do donuts
Collage scenario



People throwing stones to windows of Atelier Permanent
Collage scenario



Scenes of De Grote Hal
10th dark hour / 2nd floor / 3rd program

A Space That Comes Alive: Cultureghem and the reuse of vacant space

Upon arriving at the site, we were met by an unexpected scene: children kicking a ball across the open space, laughing and shouting, closely supervised by a group of young counselors. The contrast between the site's industrial past and its current use as an informal playground was striking.

The former slaughterhouse site in Anderlecht is today primarily known as a large market complex, active only a few days a week and otherwise largely dormant. Once a center of industrial meat production, the site has gradually shifted toward commercial and logistical uses, hosting food markets, storage spaces, and transit flows rather than everyday neighborhood life. Outside of market days, its vast open areas and buildings often feel empty, awaiting new forms of occupation.

Curious about this unusual recreation center, we asked around and were directed to a building adjacent to the market halls. Inside, a woman at the counter welcomed us. She explained that she was a volunteer with an association that organizes activities for both young people and adults from the neighborhood and across the Brussels region. The aim, she said, is to create moments of encounter and shared use in a part of the city often defined by transit and commerce rather than community life.

The market itself operates only on Fridays, Saturdays, and Sundays. For the remainder of the week, the vast space lies mostly empty, waiting to be reactivated. Cultureghem was created around ten years ago in collaboration with the slaughterhouse site as a way to offer Brussels residents a public, flexible, and communal space, one that could adapt to different uses depending on need and availability.

Although she does not live in the neighborhood, she comes to Cultureghem regularly and is deeply familiar with its rhythms. She spoke about the impressive number of unused spaces and vacant buildings scattered throughout the city, noting how much potential remains untapped. While she was unaware of the proposed linear park project planned for the Heyvaert district, she had heard about the idea of building a municipal swimming pool on the roof of one of the market halls. Her reaction was cautious. She acknowledged that a swimming pool would be a welcome addition, especially for children in the area, but questioned whether it should be prioritised over more urgent needs. For her, Cultureghem already demonstrates how existing spaces can be reimagined and shared, if only temporarily, to serve the community in meaningful ways.



Kids racing in the Slaughterhouse Collage scenario of the activity for KUR



Children playing in the Slaughterhouse Collage scenario of the activity for KUR



Welcome space inside Cultureghem



Tea and coffee ready for visitors inside Cultureghem



- heyvaertwijk, anderlecht



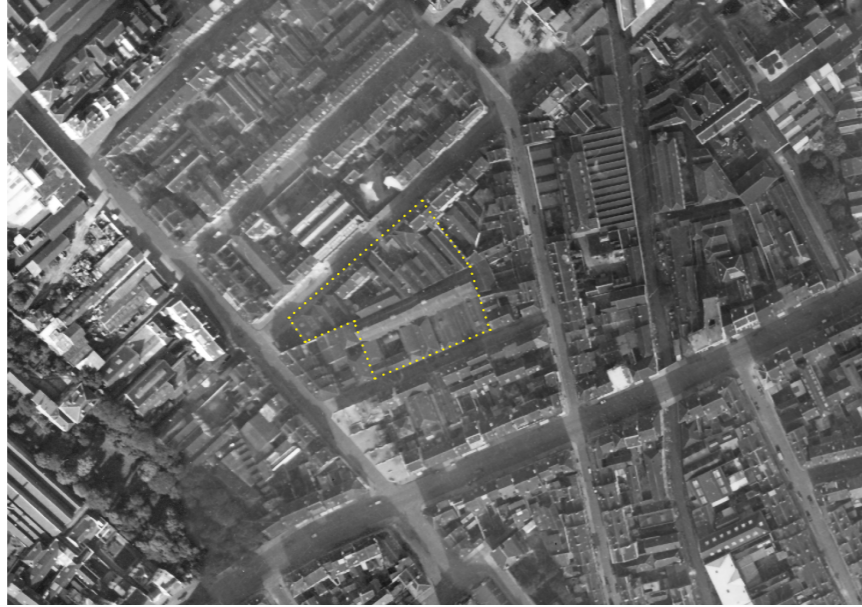
- rue broyere & rue abbe
cuylits

"spine of the block"





Inventaire de l'architecture industrielle / Inventaris van de Industriële Architectuur



1930



1971



1953



1987

Let's take a walk through the area...



unravelling heyvaertwijk; rue broyère and rue abbé cuylits

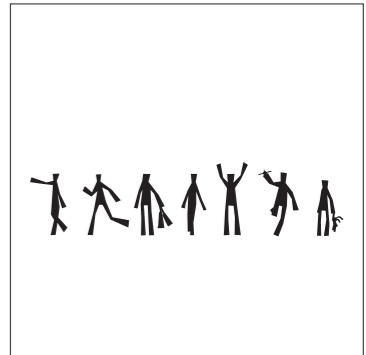




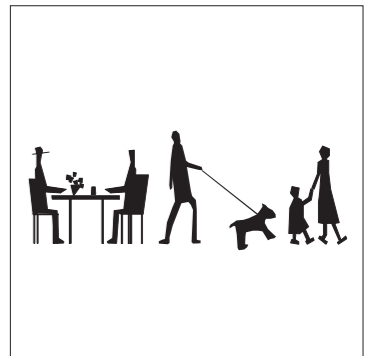








Ⓐ primary school



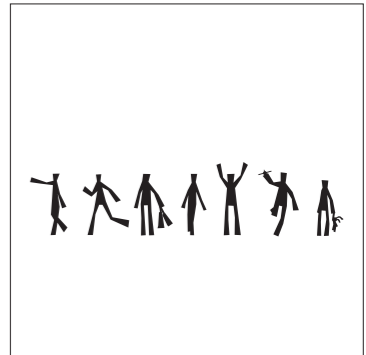
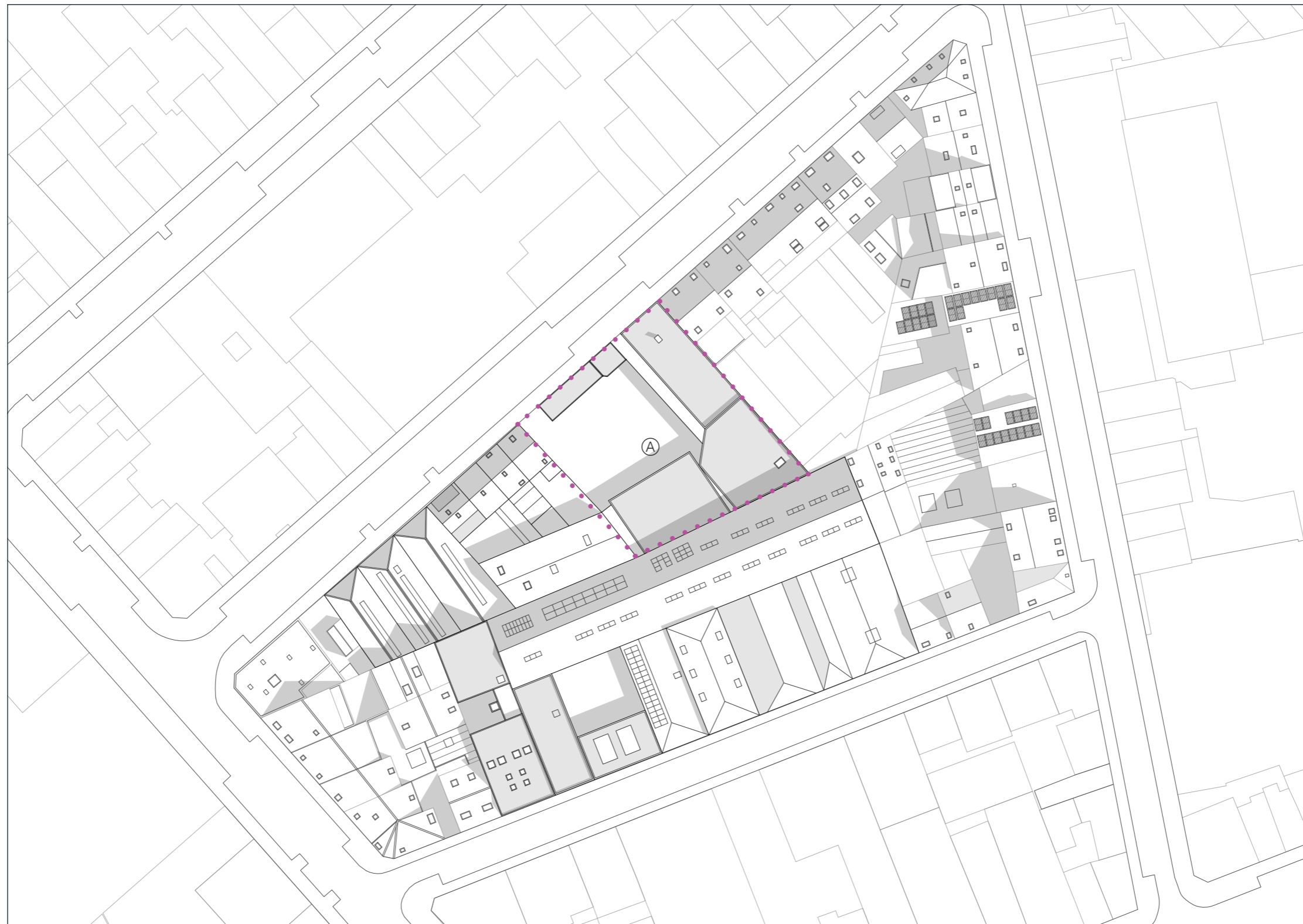
Ⓑ residential



Ⓒ islamic academic centre

Ⓓ empty

users of the site

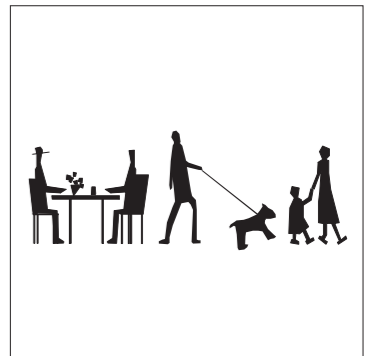
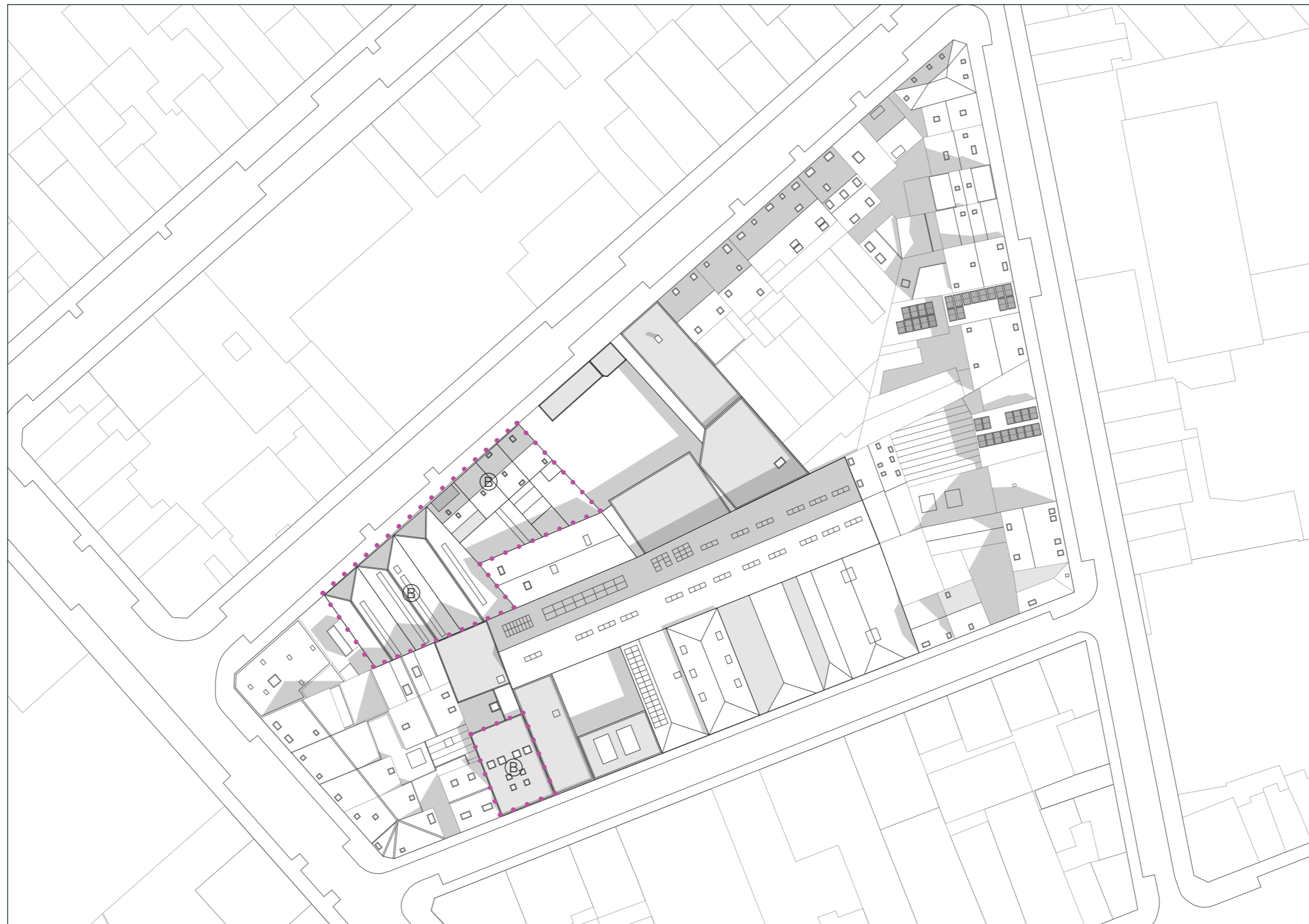


Ⓐ primary school

users of the site

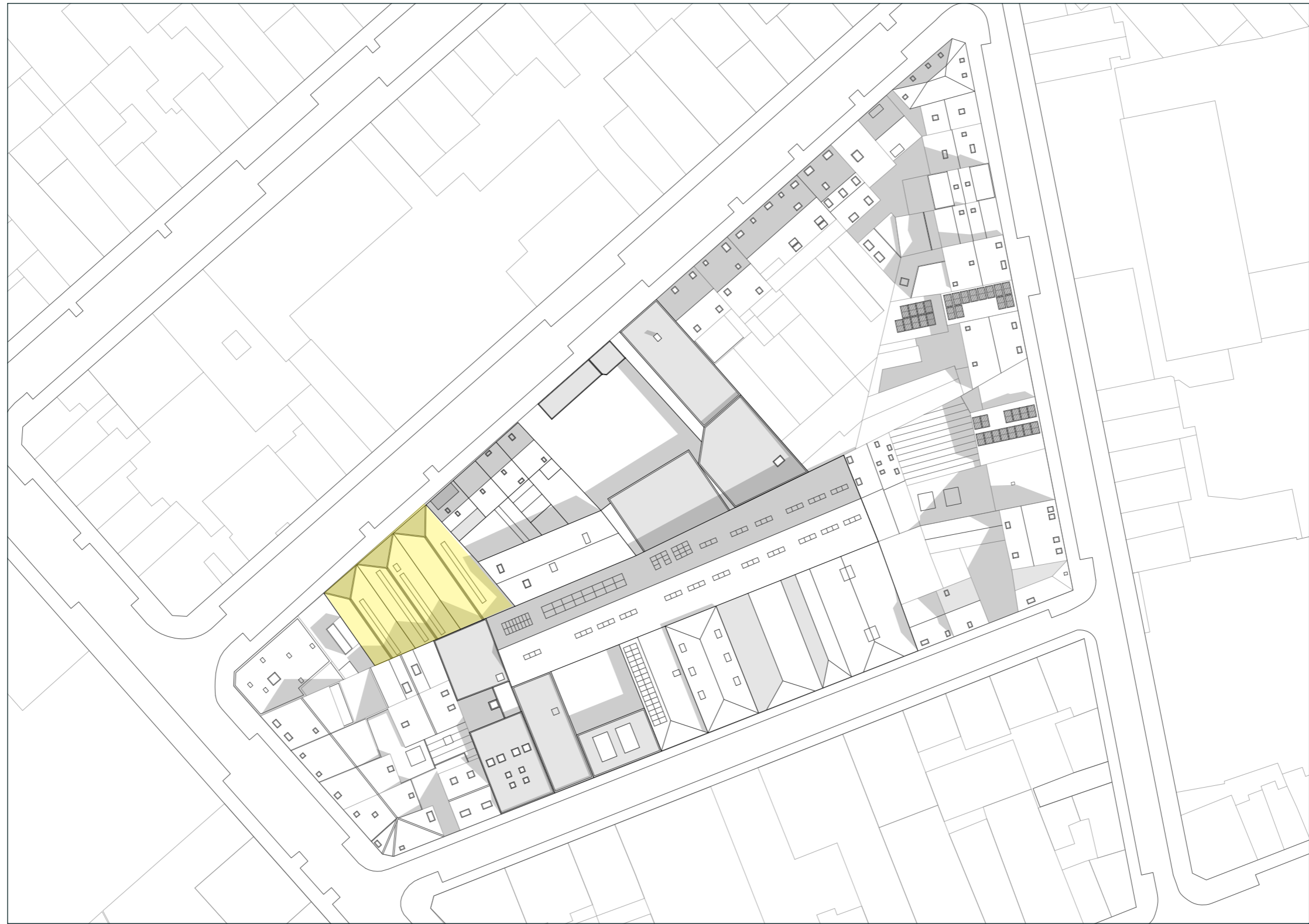






Ⓑ residential

users of the site





rue abbé cuyllits

CLTB Housing Project





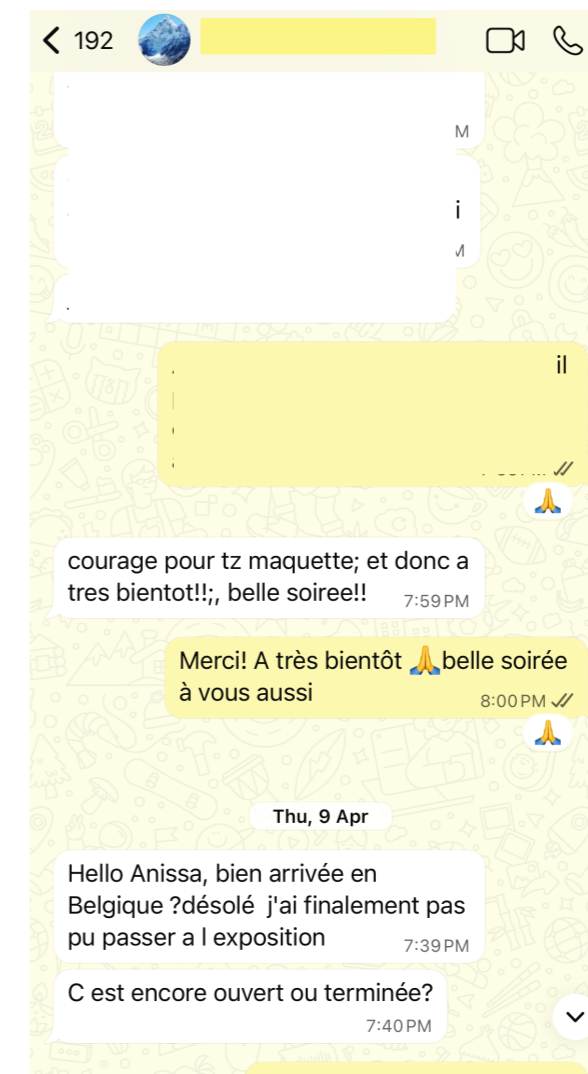
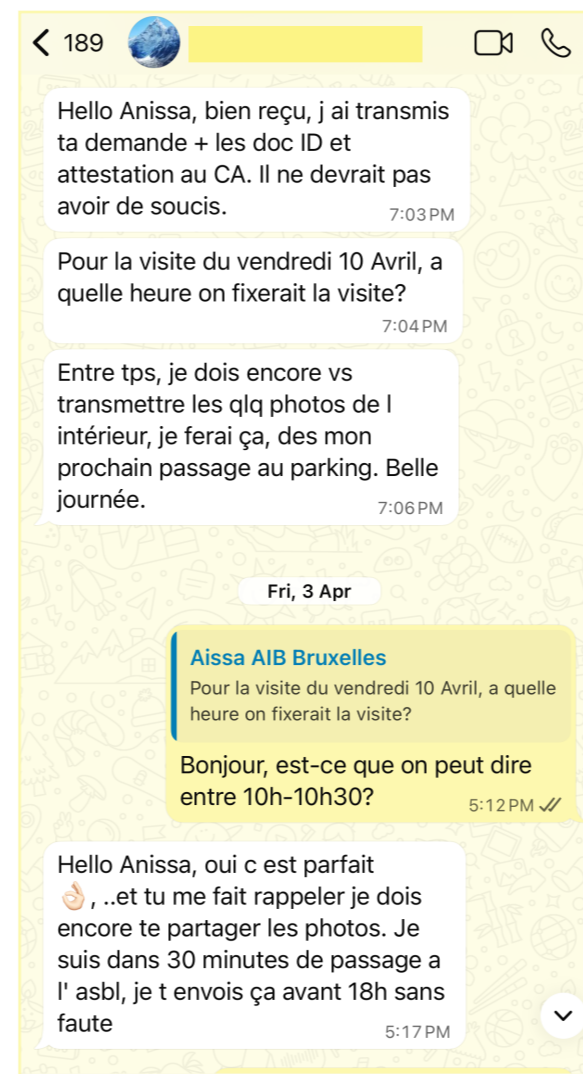
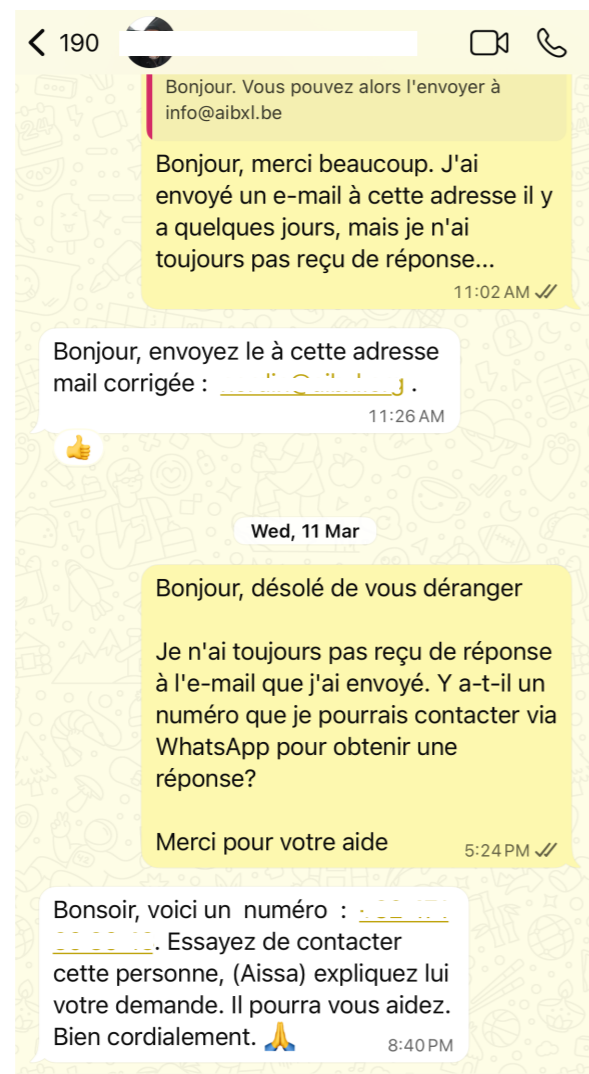
© islamic academic centre

users of the site











academie islamic de bruxelles



academie islamique de bruxelles









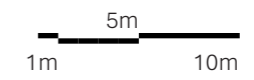
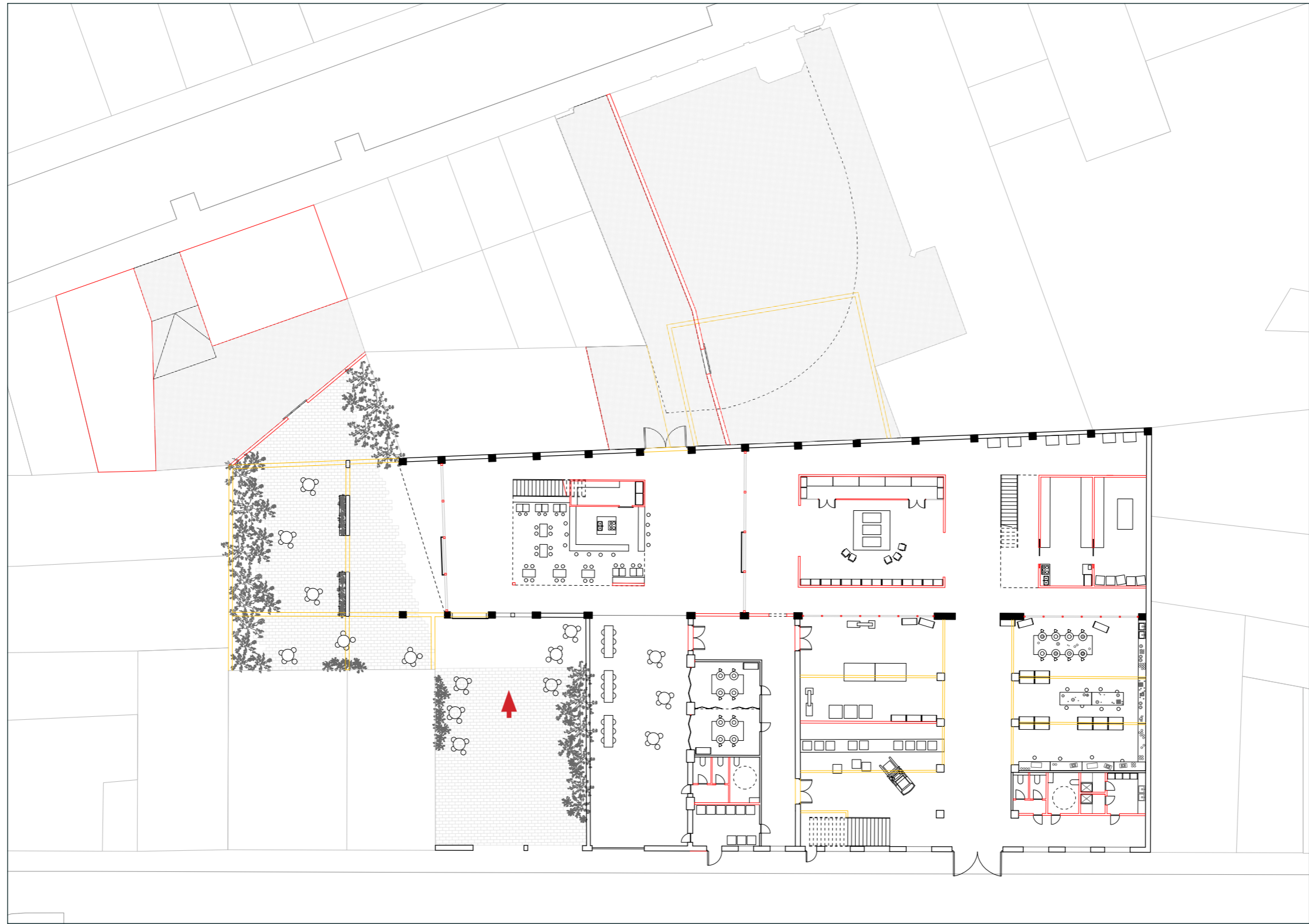


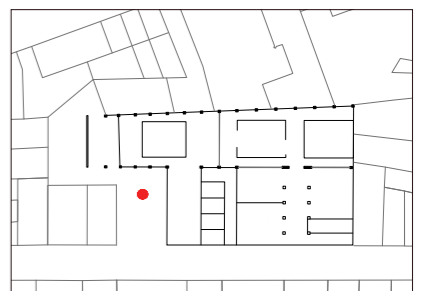


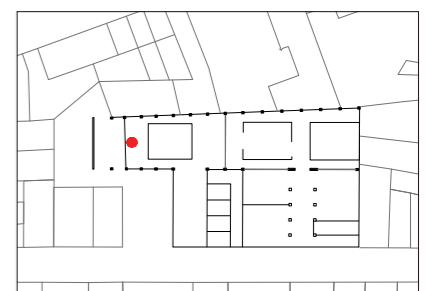
- Ⓐ Garden
- Ⓑ Entrance
- Ceramics factory
- Cafe
- Kiln
- Exhibition space

Scenario 1

An office worker breaks free from the fluorescent glare of their desk, on a quest to reclaim their lunch hour



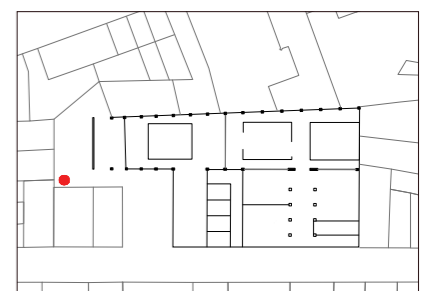


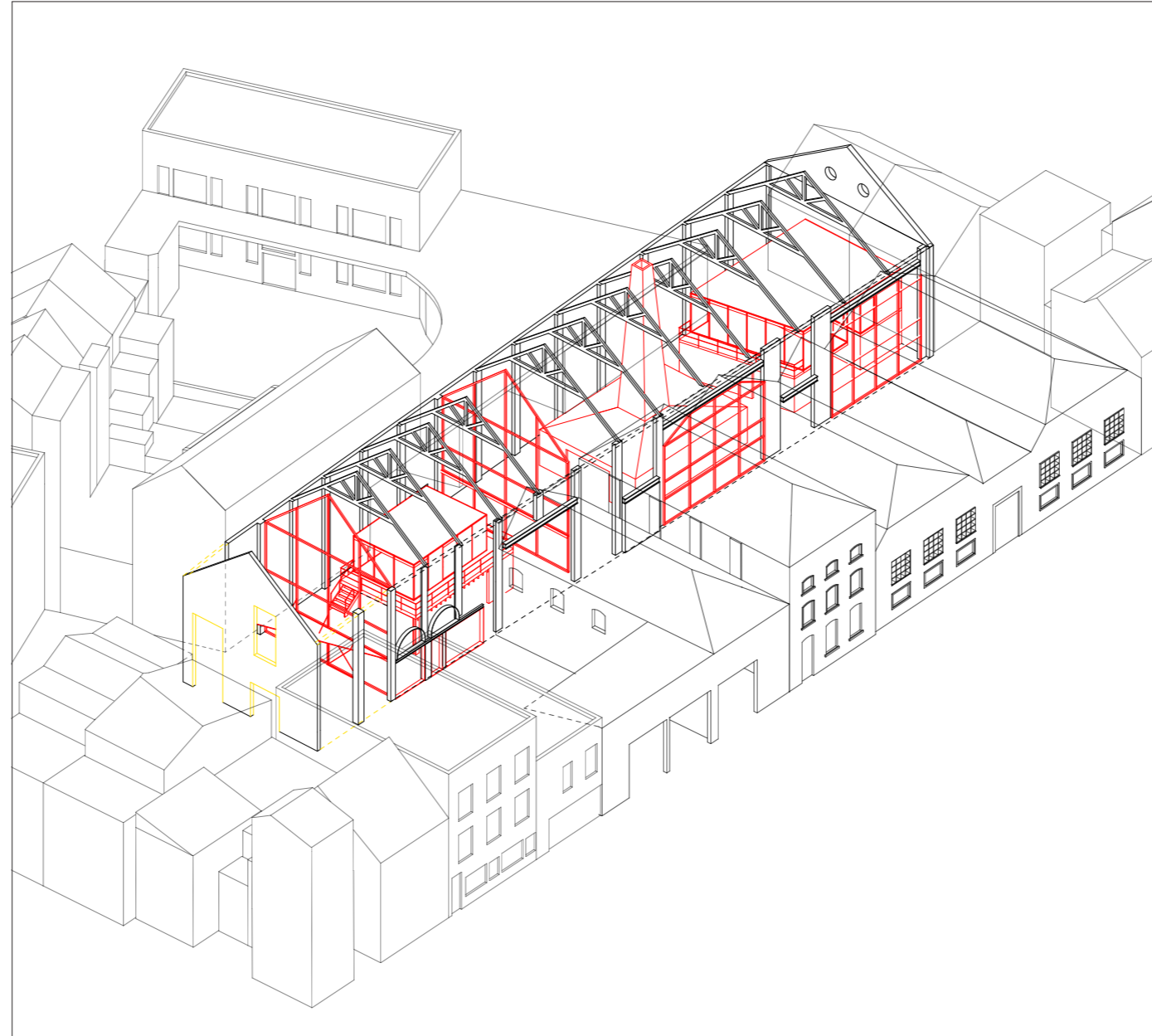


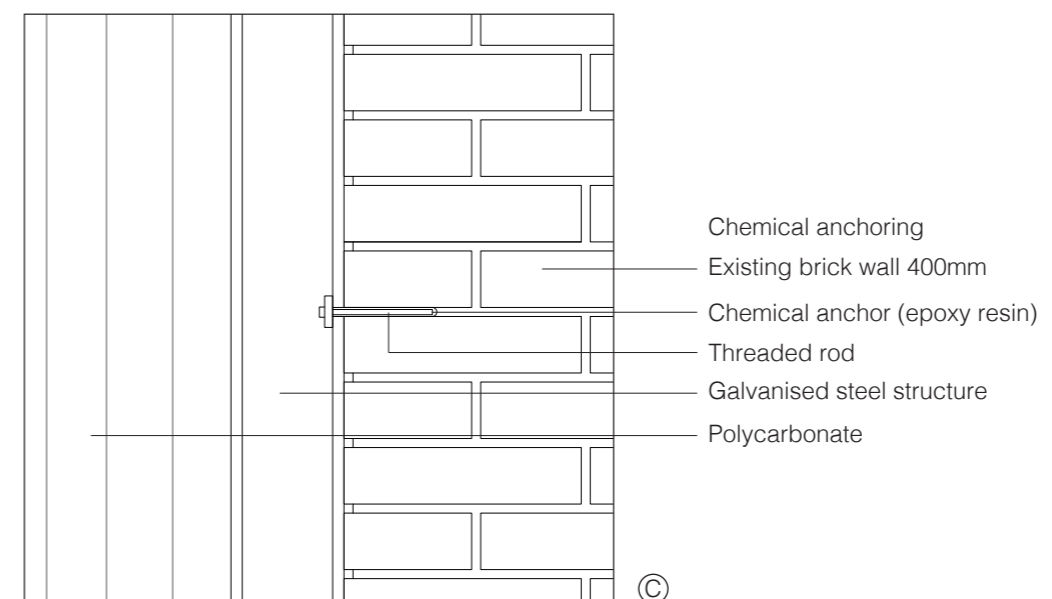
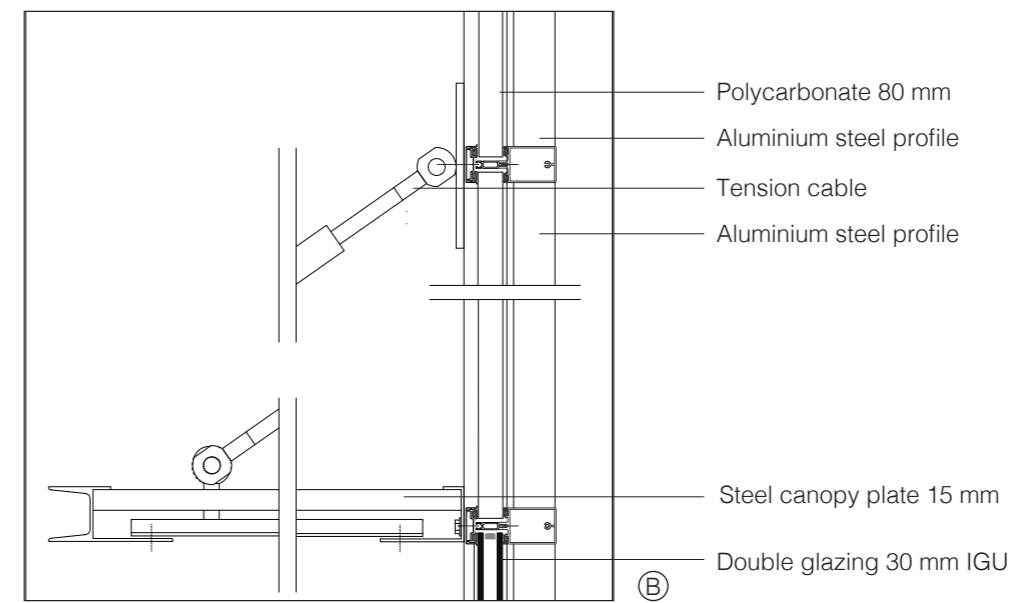
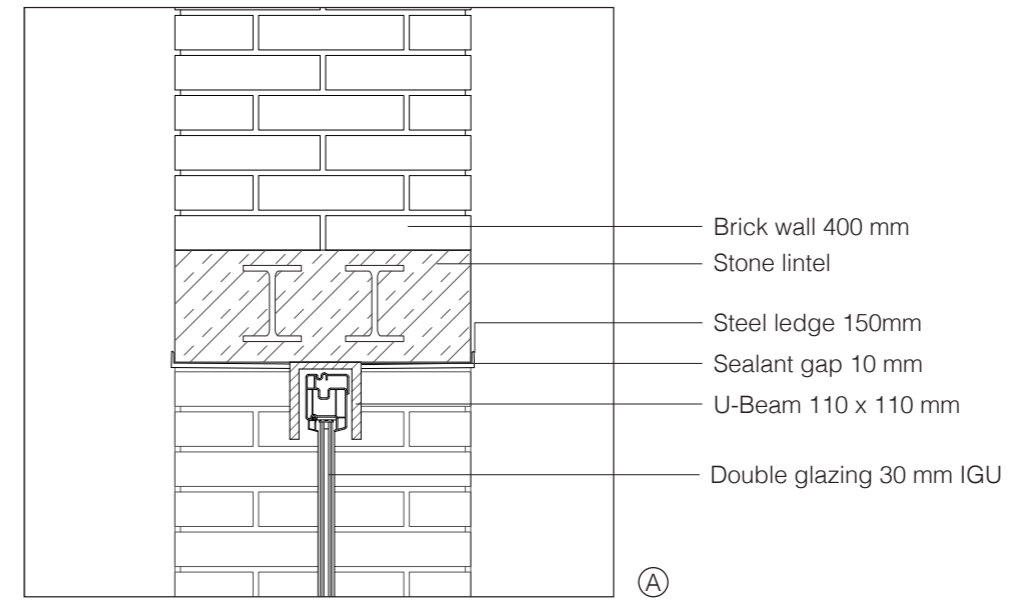
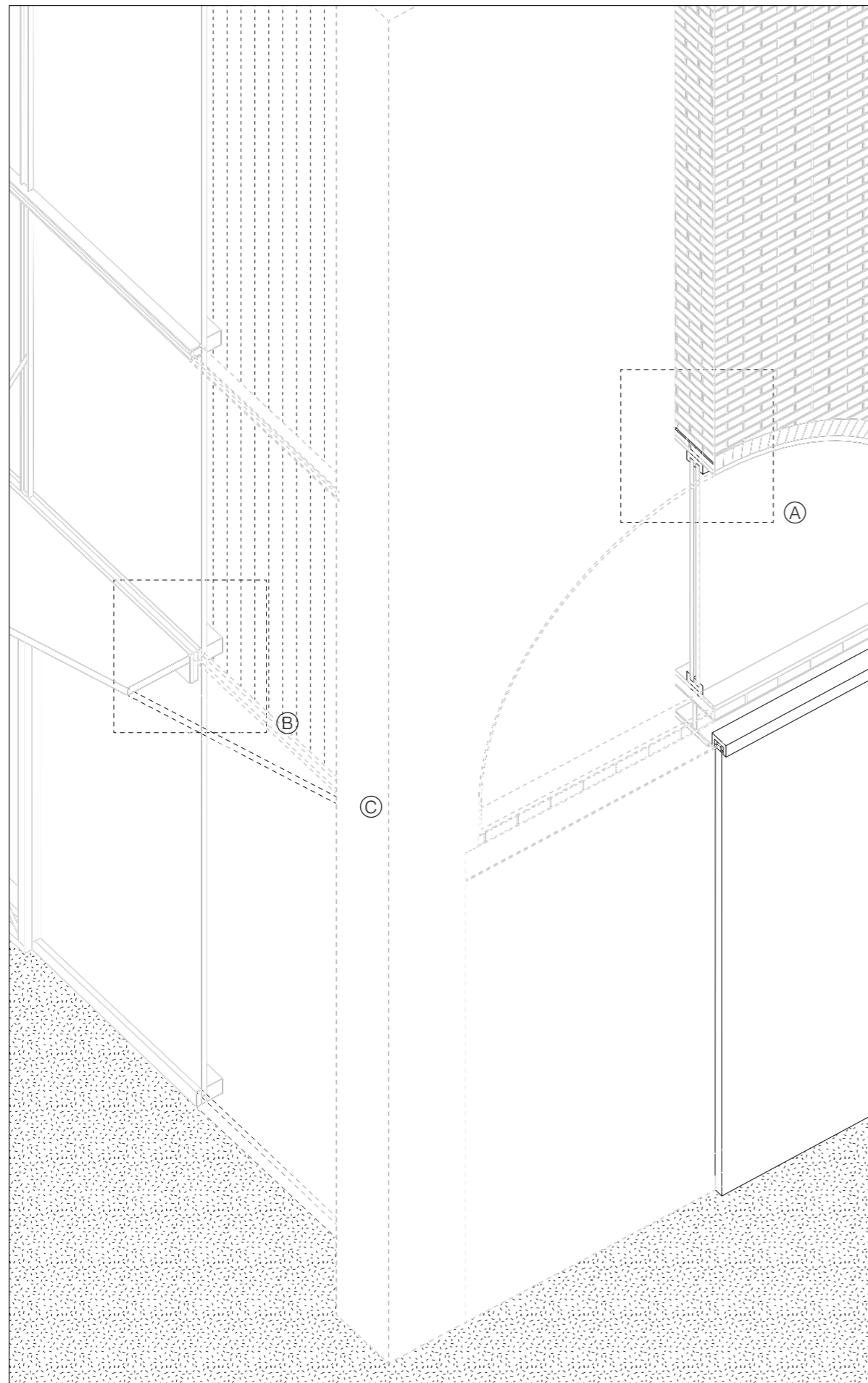




1m 5m 10m

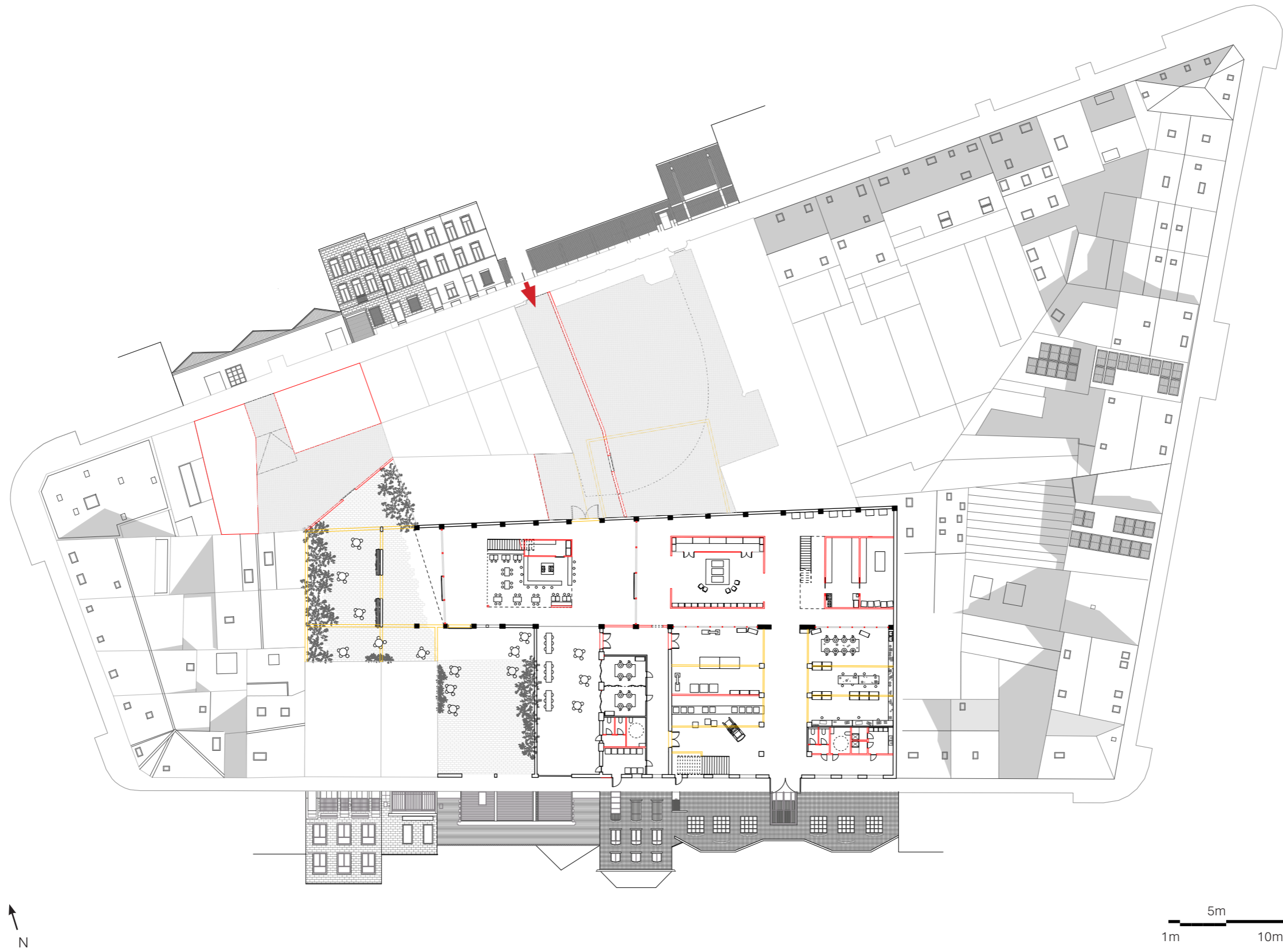


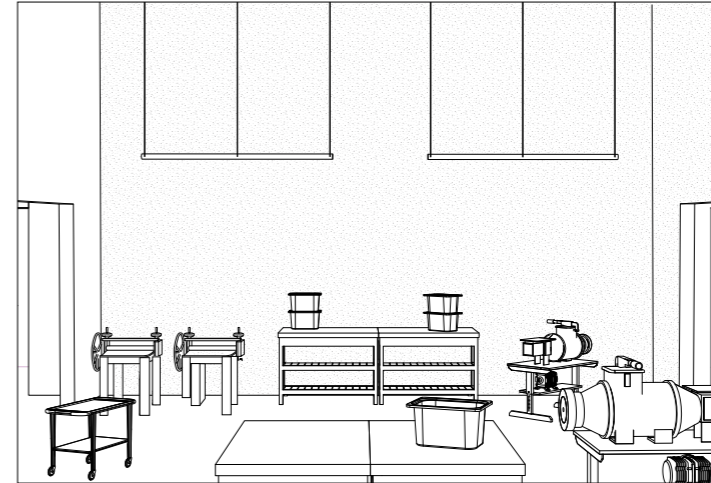
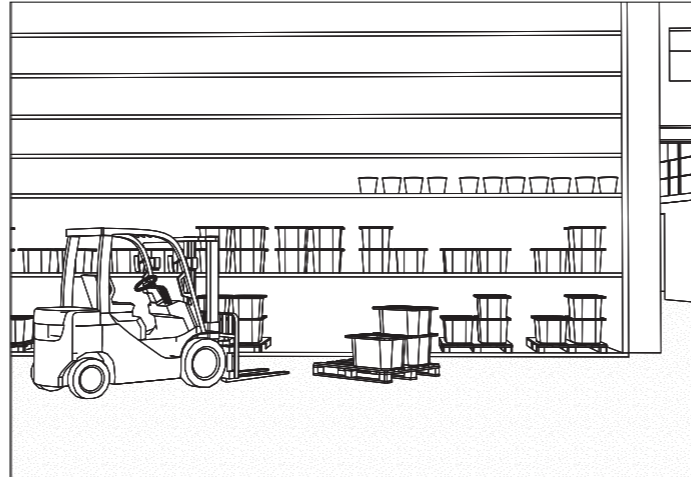




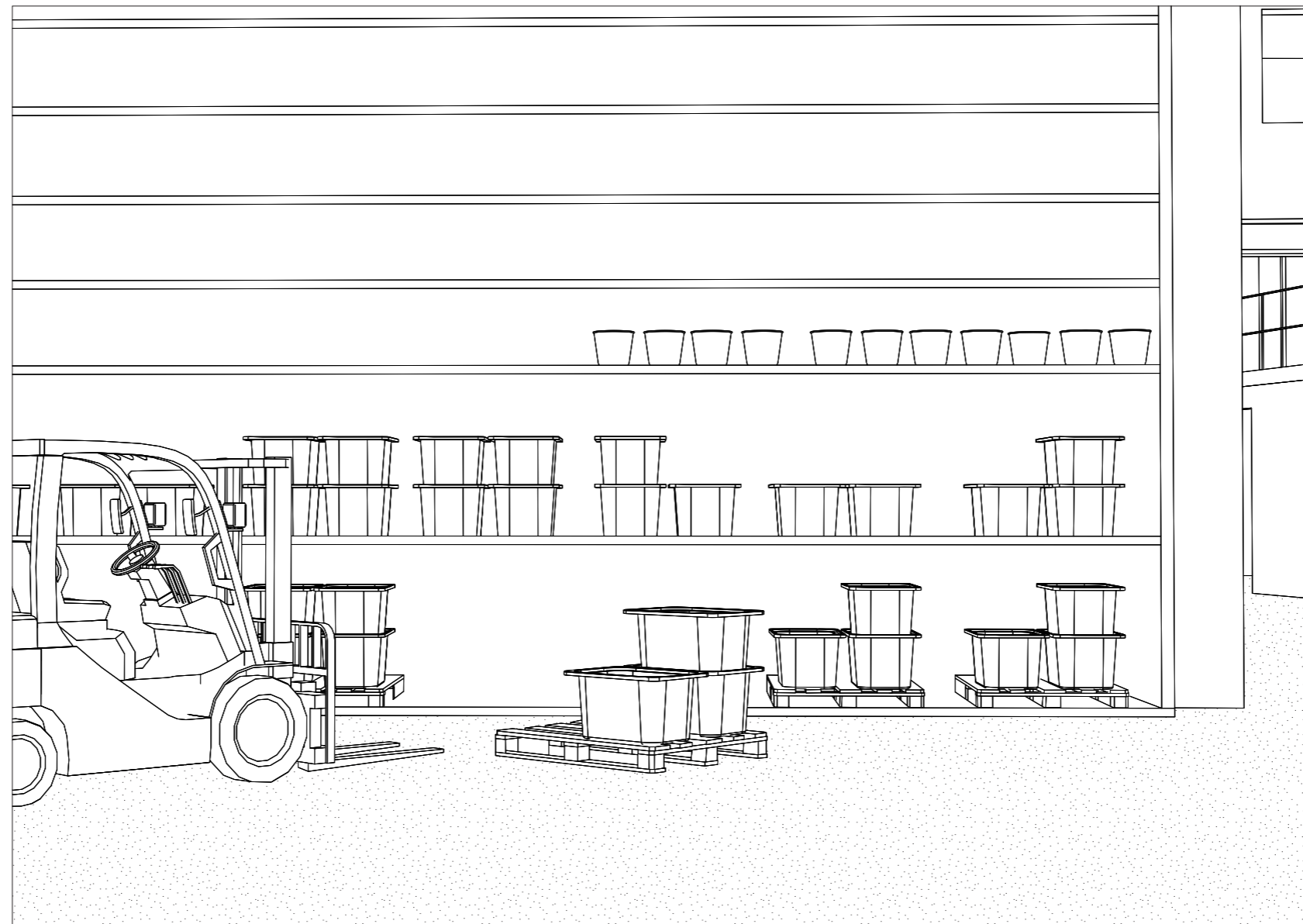
Scenario 2

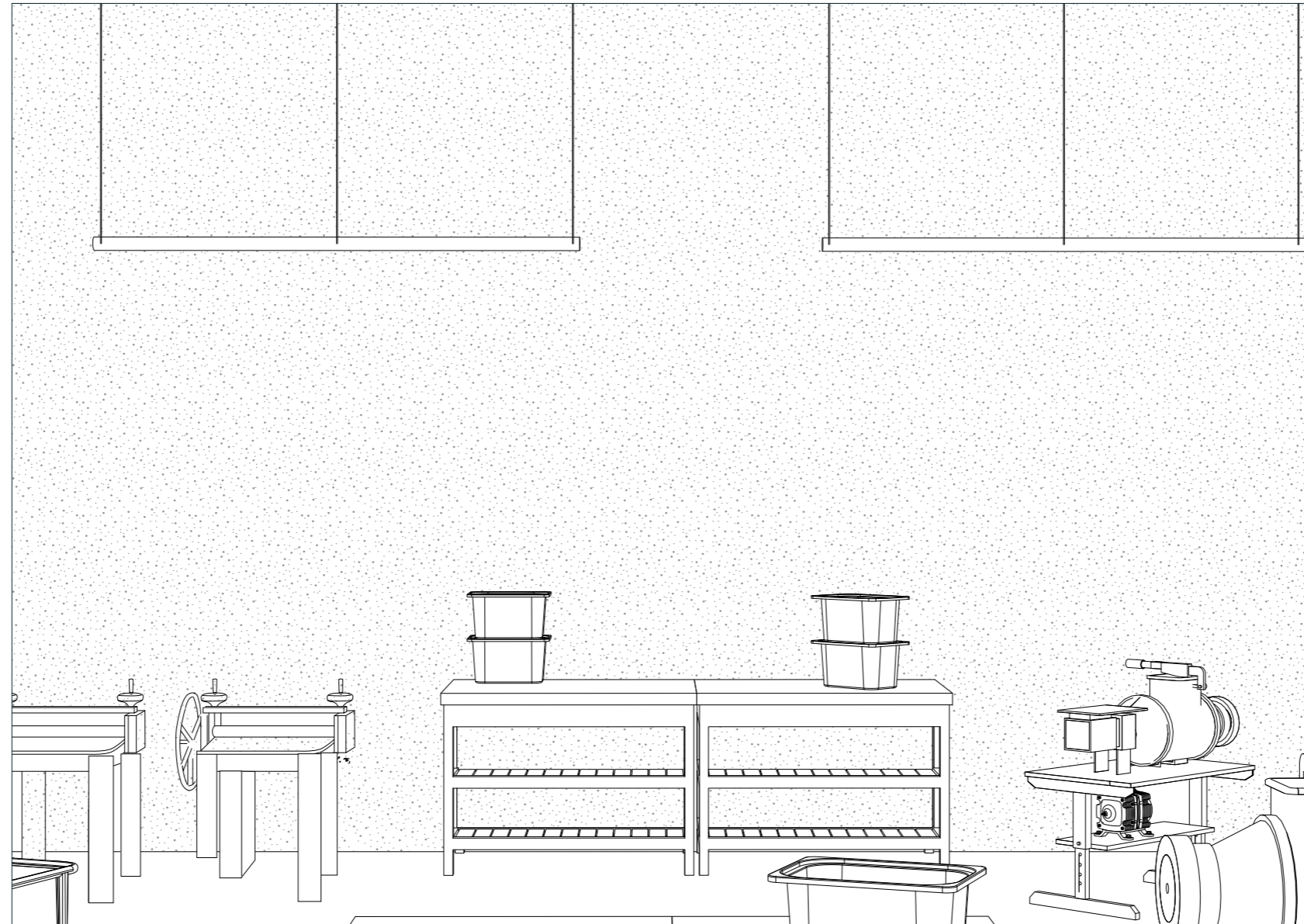
Drawn in by a glimpse through a new street passage on rue abbé cuylits, a passerby stumbles into the hall and exchanges the rush of the city for a seat at the pottery wheel





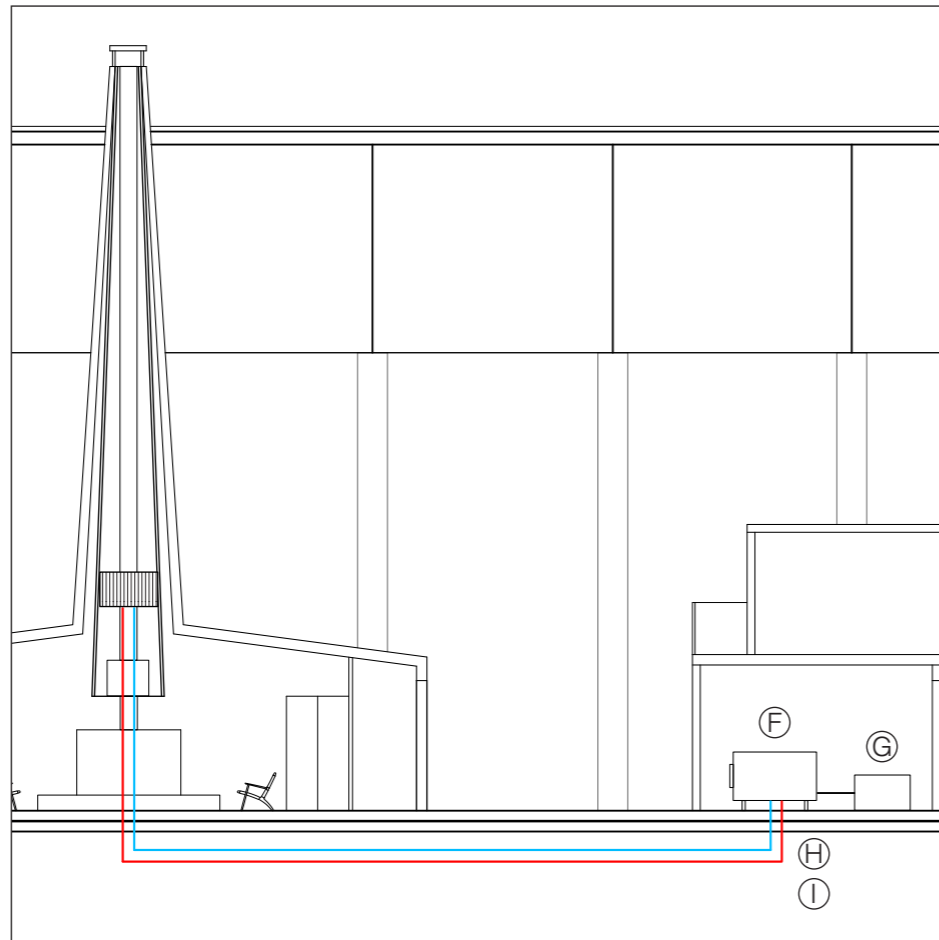
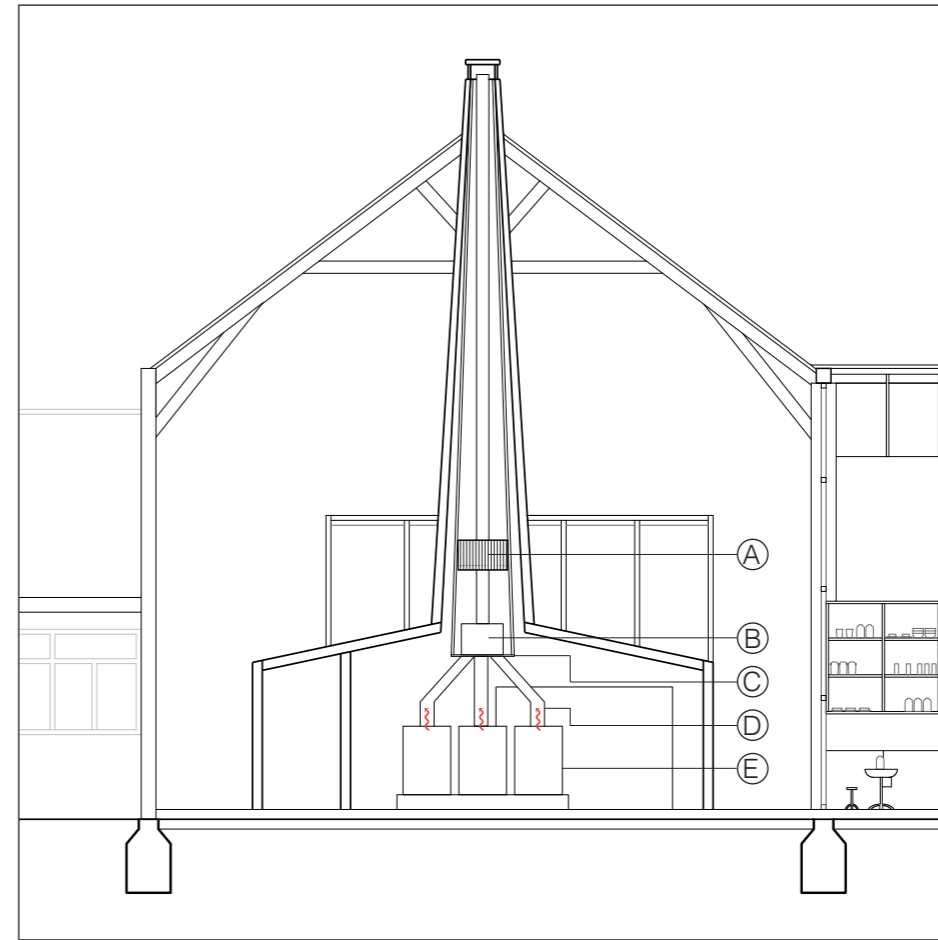
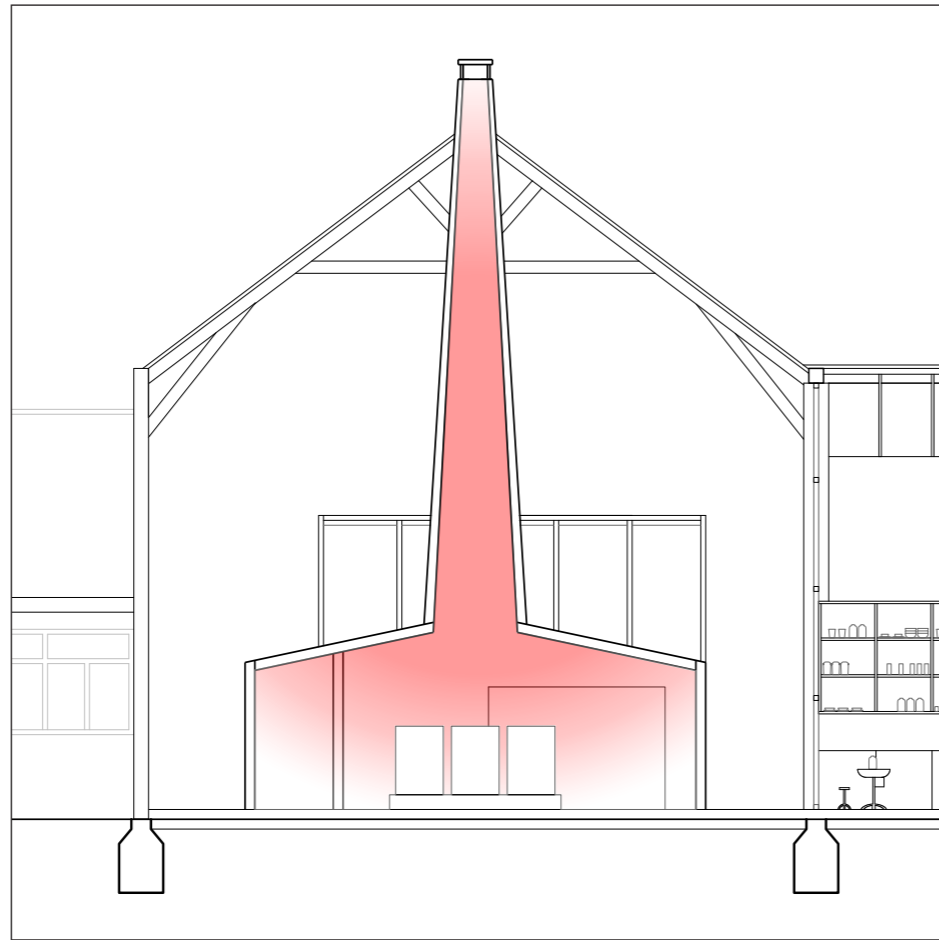




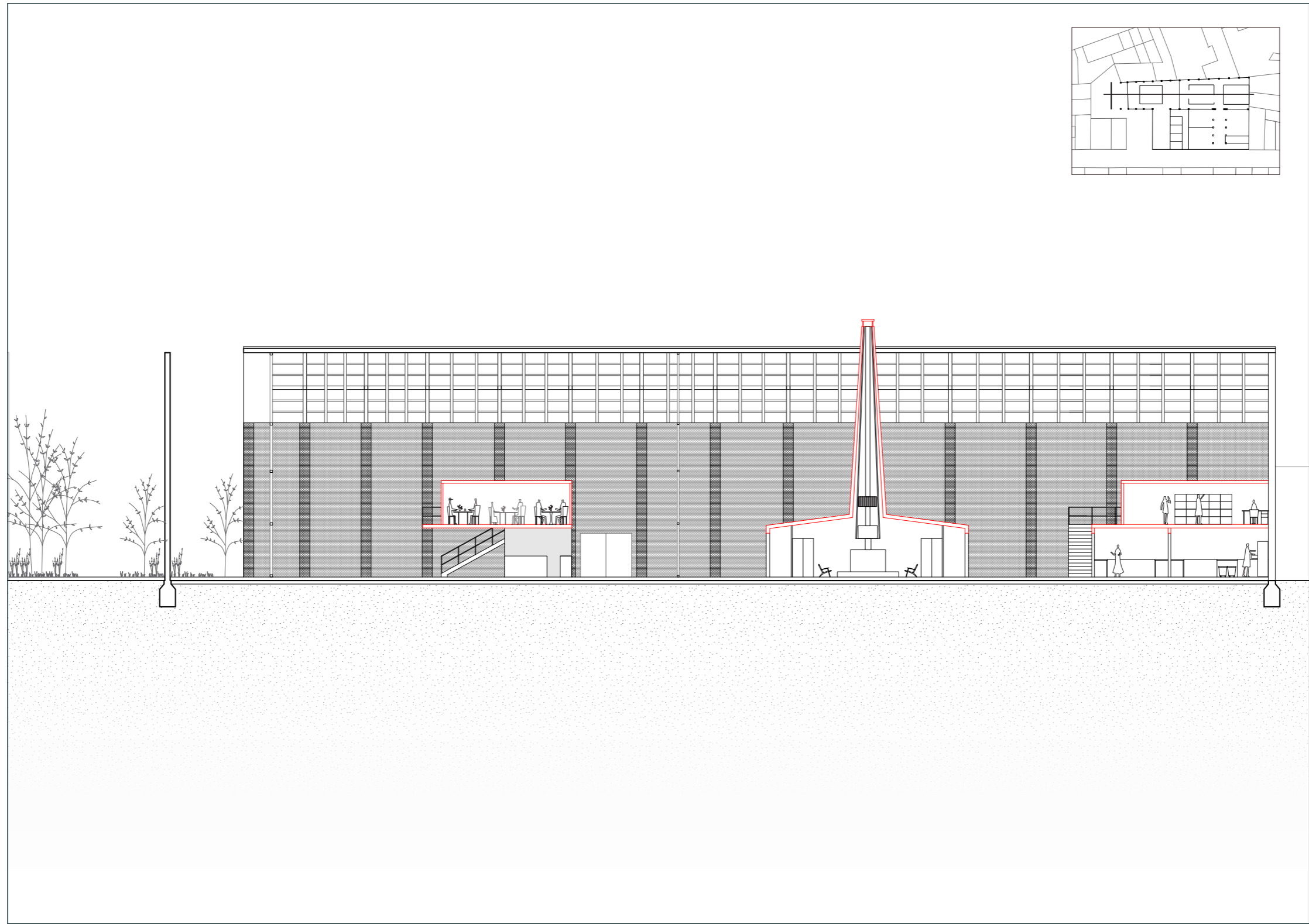








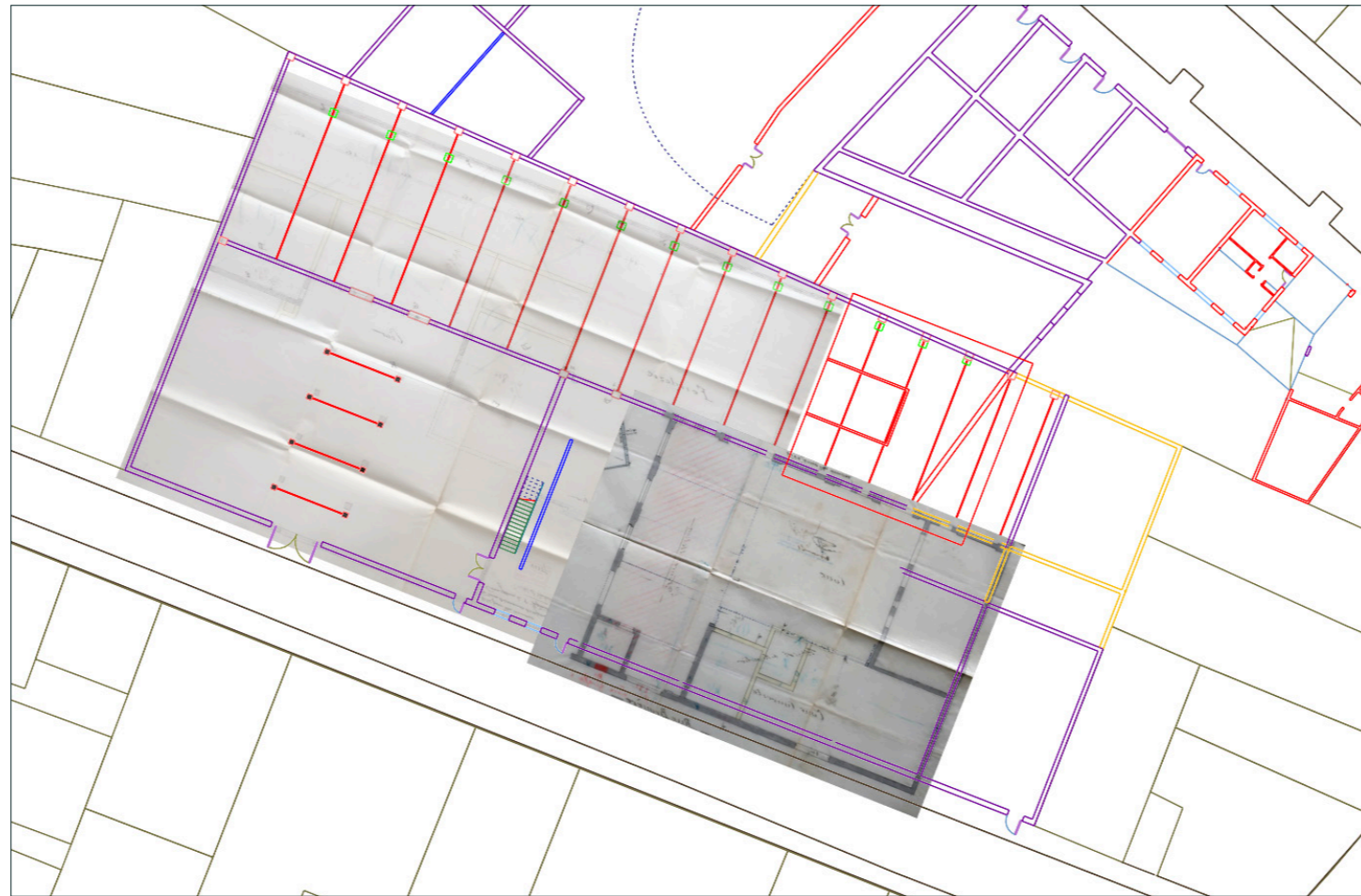
- Ⓐ Economiser
- Ⓑ Adaptor
- Ⓒ Register plate
- Ⓓ Flue pipe
- Ⓔ Kiln
- Ⓕ Boiler
- Ⓖ Feedwater tank
- Ⓗ Cold water
- Ⓘ Hot water
- Ⓝ Built-in radiator benches

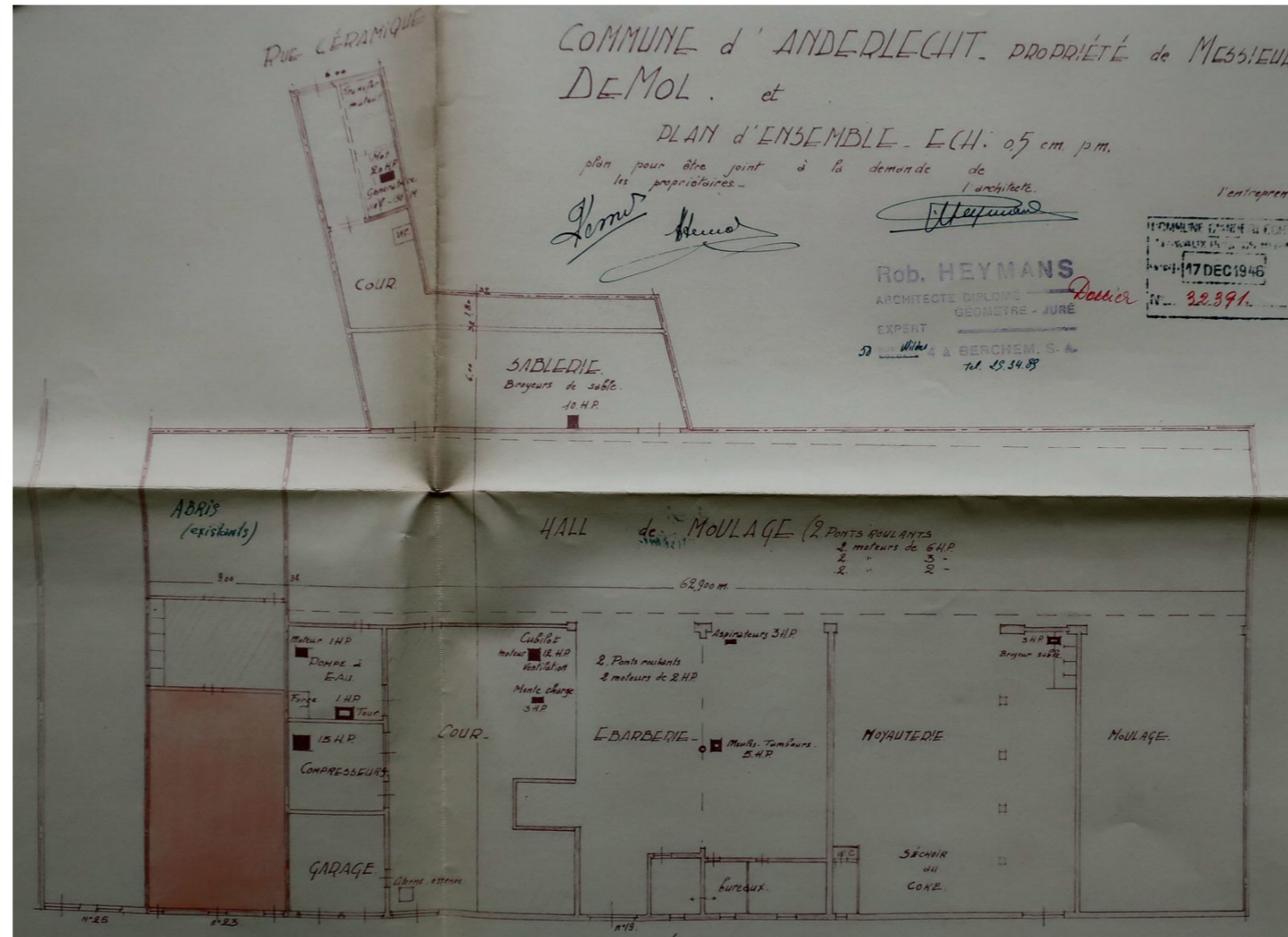


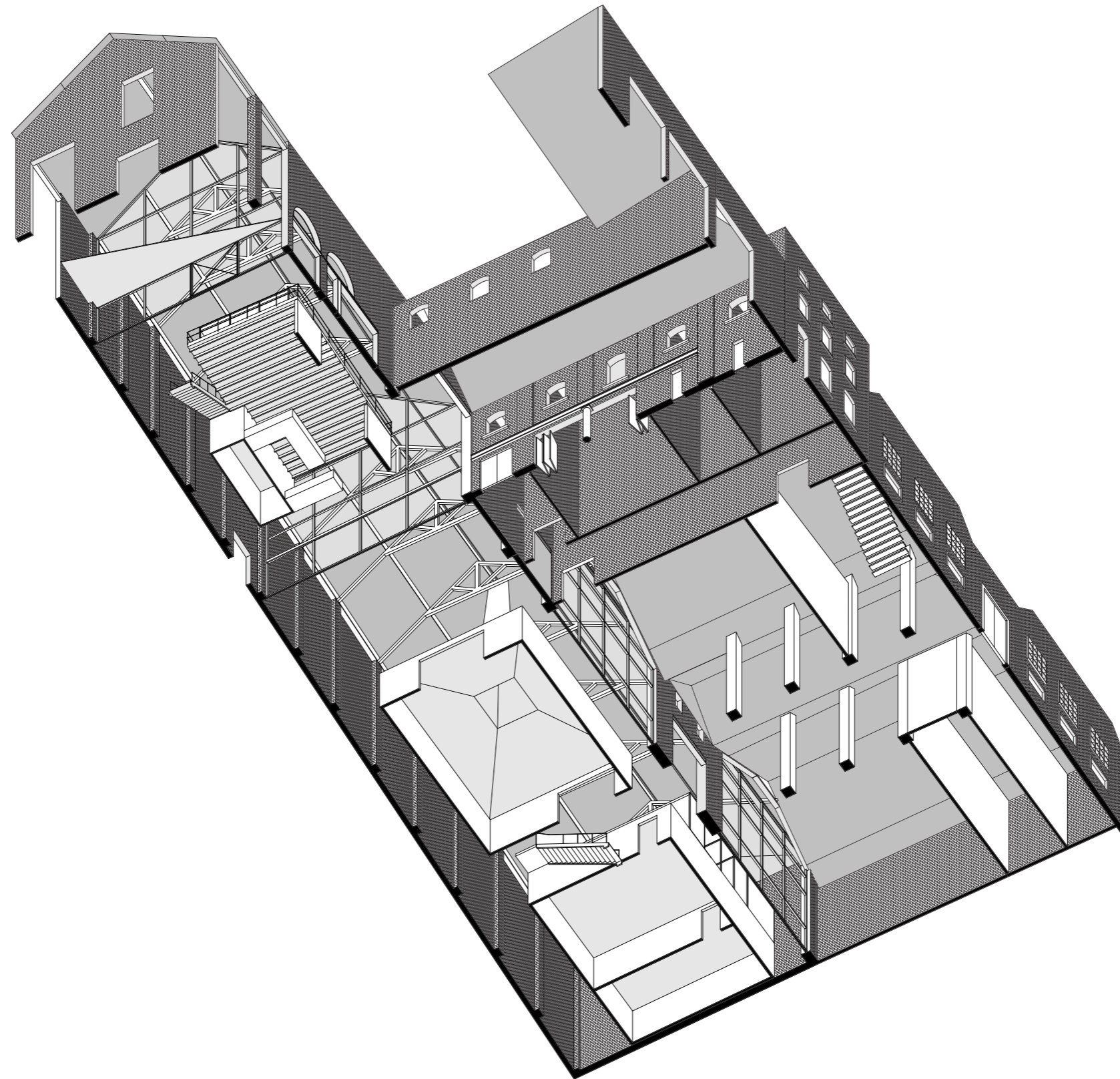
1m 5m 10m











thank you