

# From a Wall to An Emergent Patchwork

*The Transformation of an  
Industrial site in Heyvaert...*

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**01 CONDITION**

**02 THE SOCIAL FABRIC**

**03 THE PATCHWORK**

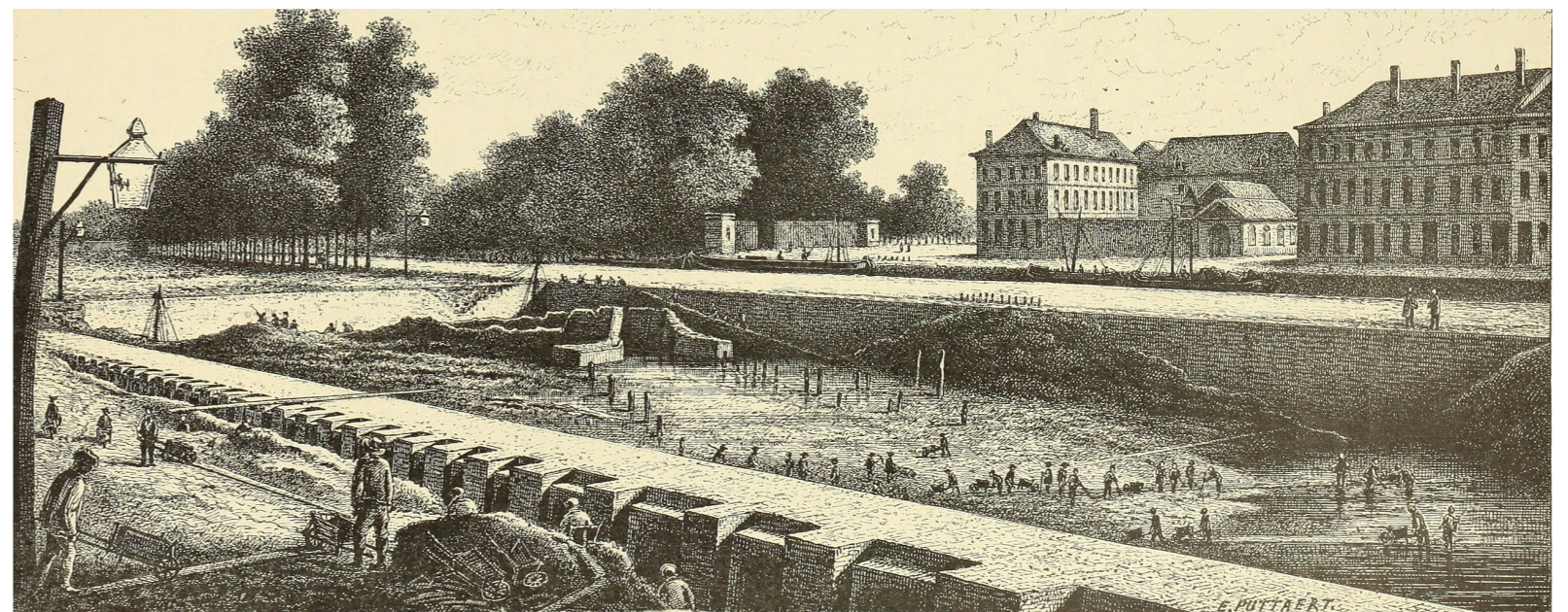
# 01 CONDITION

*Reading the existing:  
Spatial logic,  
Structure and presence*



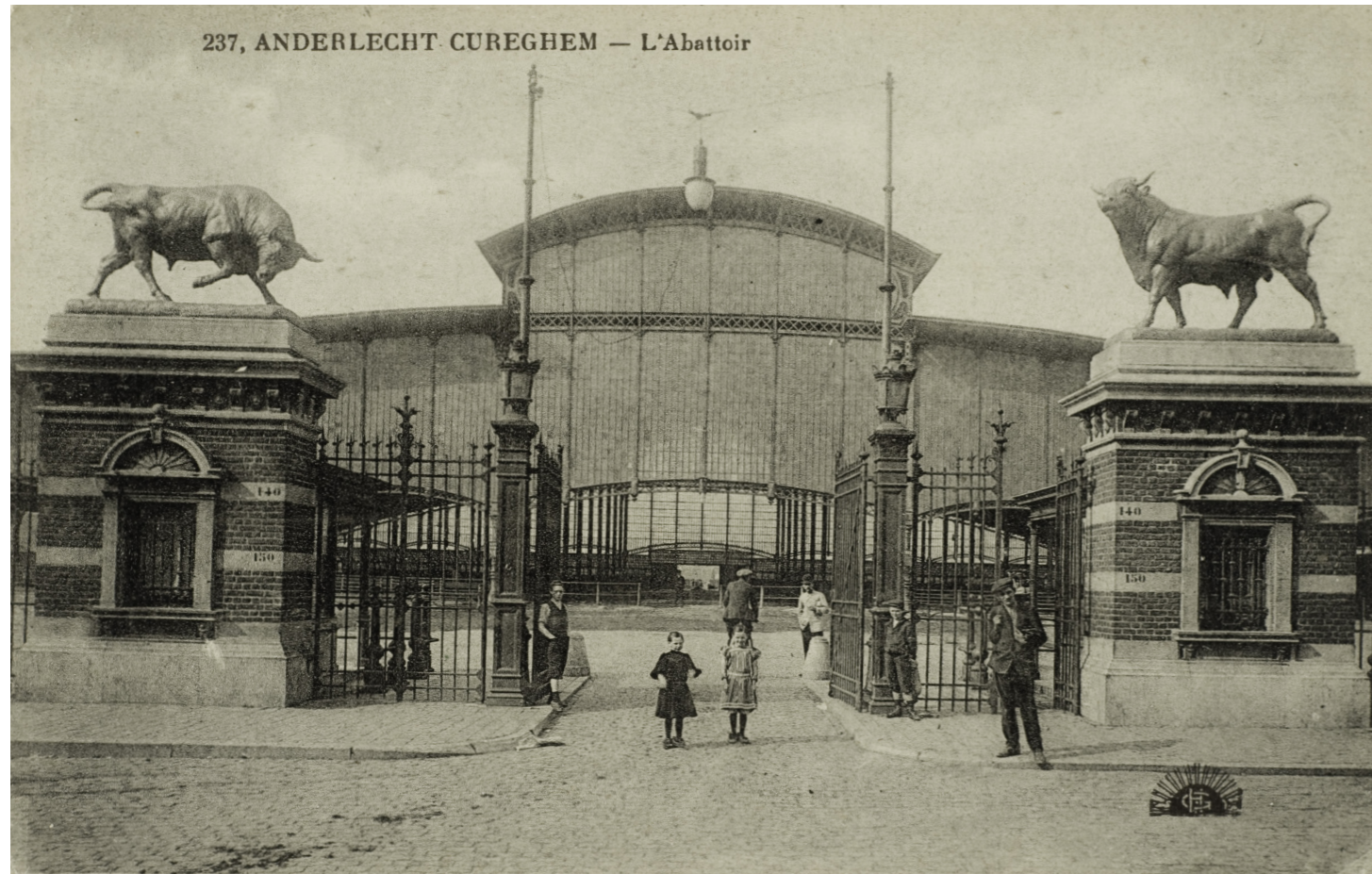
# THE NEIGHBOURHOOD

Heyvaert and its development



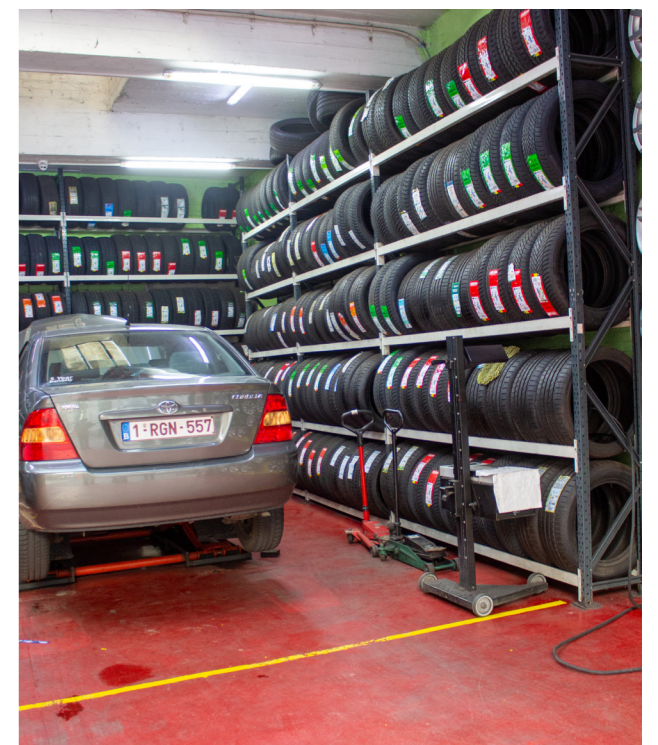
# THE NEIGHBOURHOOD

The Slaughterhouse



# THE NEIGHBOURHOOD

The Car Trade



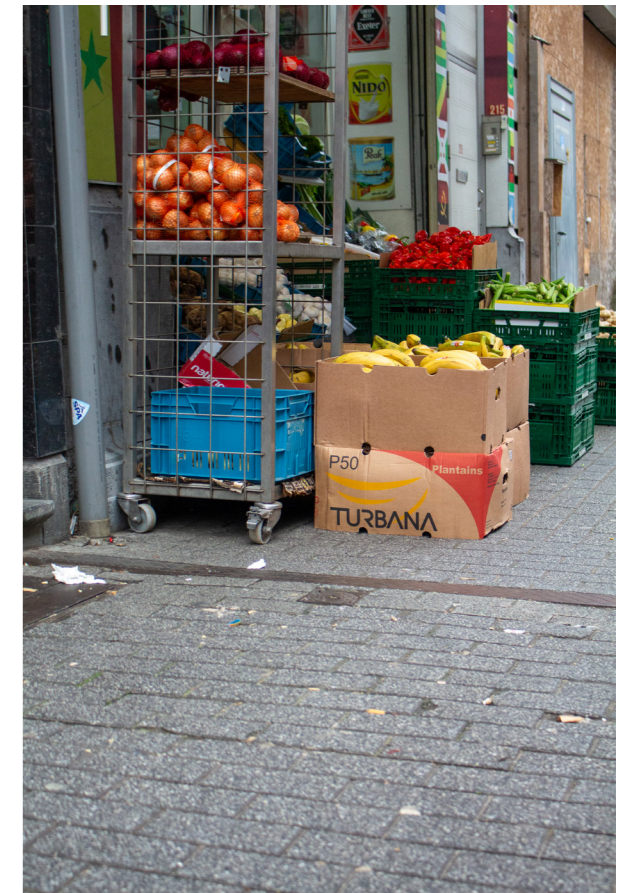
# THE NEIGHBOURHOOD

The Car Trade



# THE NEIGHBOURHOOD

Street live



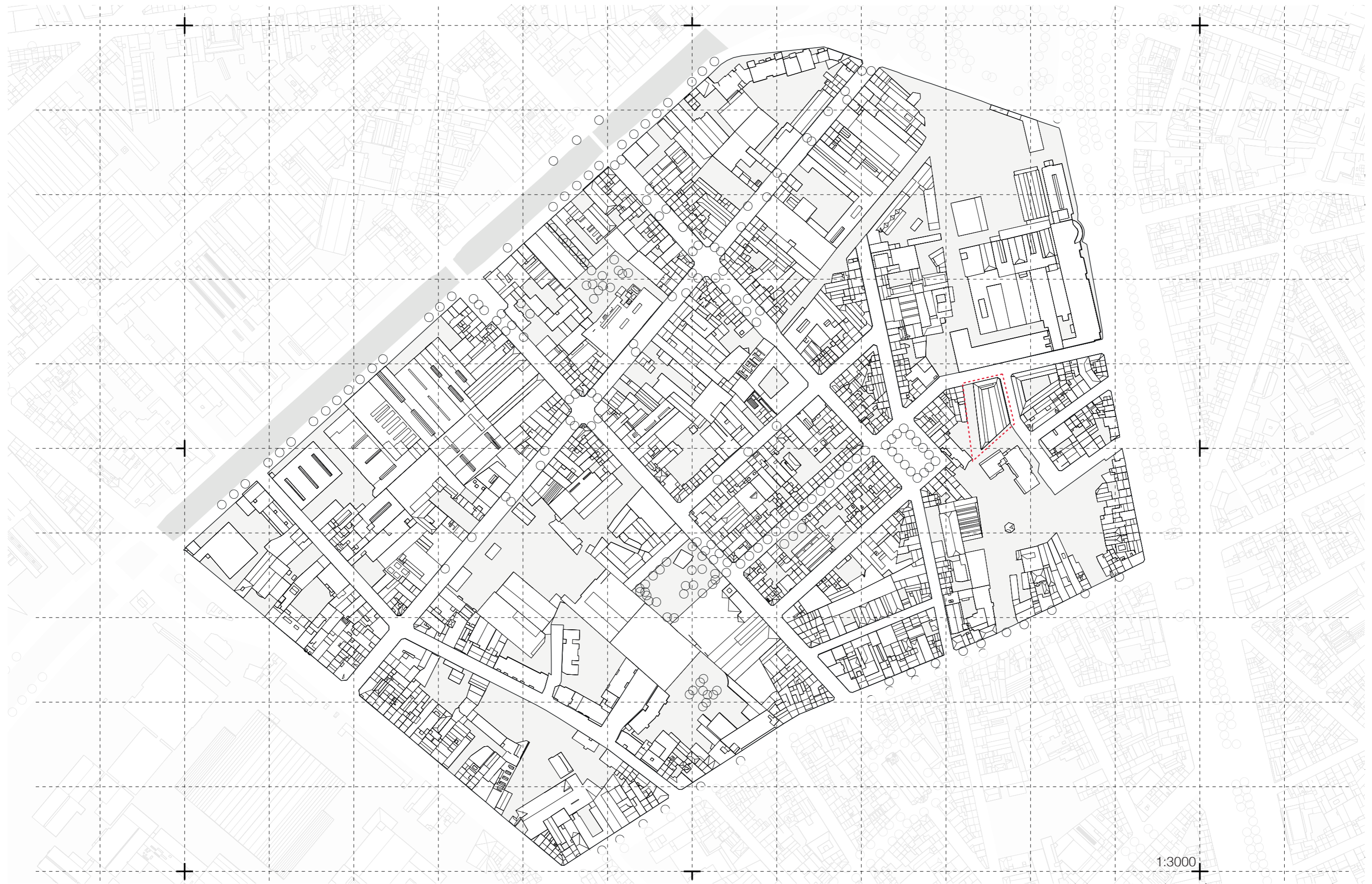
# THE NEIGHBOURHOOD

Community and Resilience



# THE NEIGHBOURHOOD

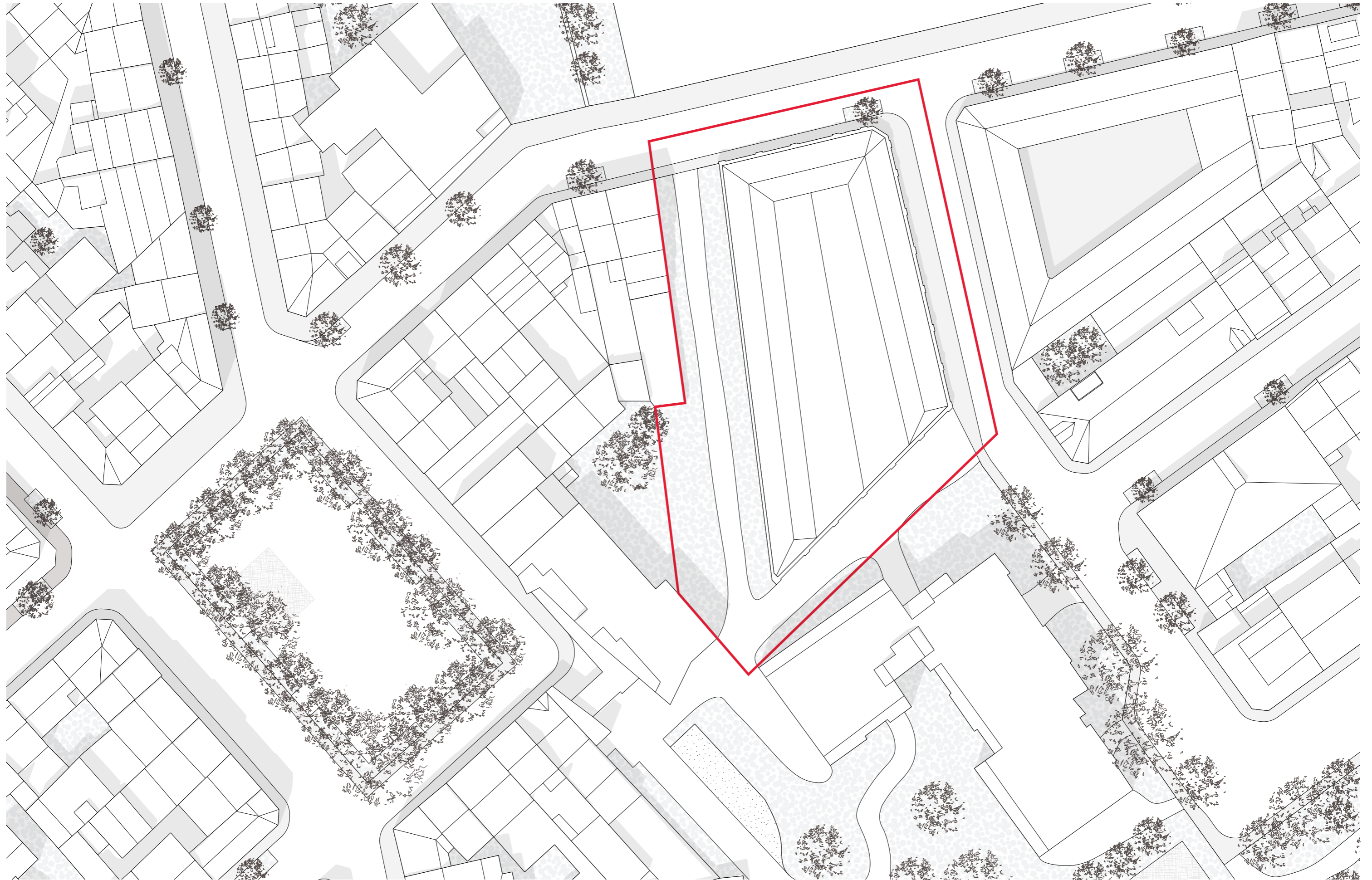
Heyvaert in its Entirety



1:3000

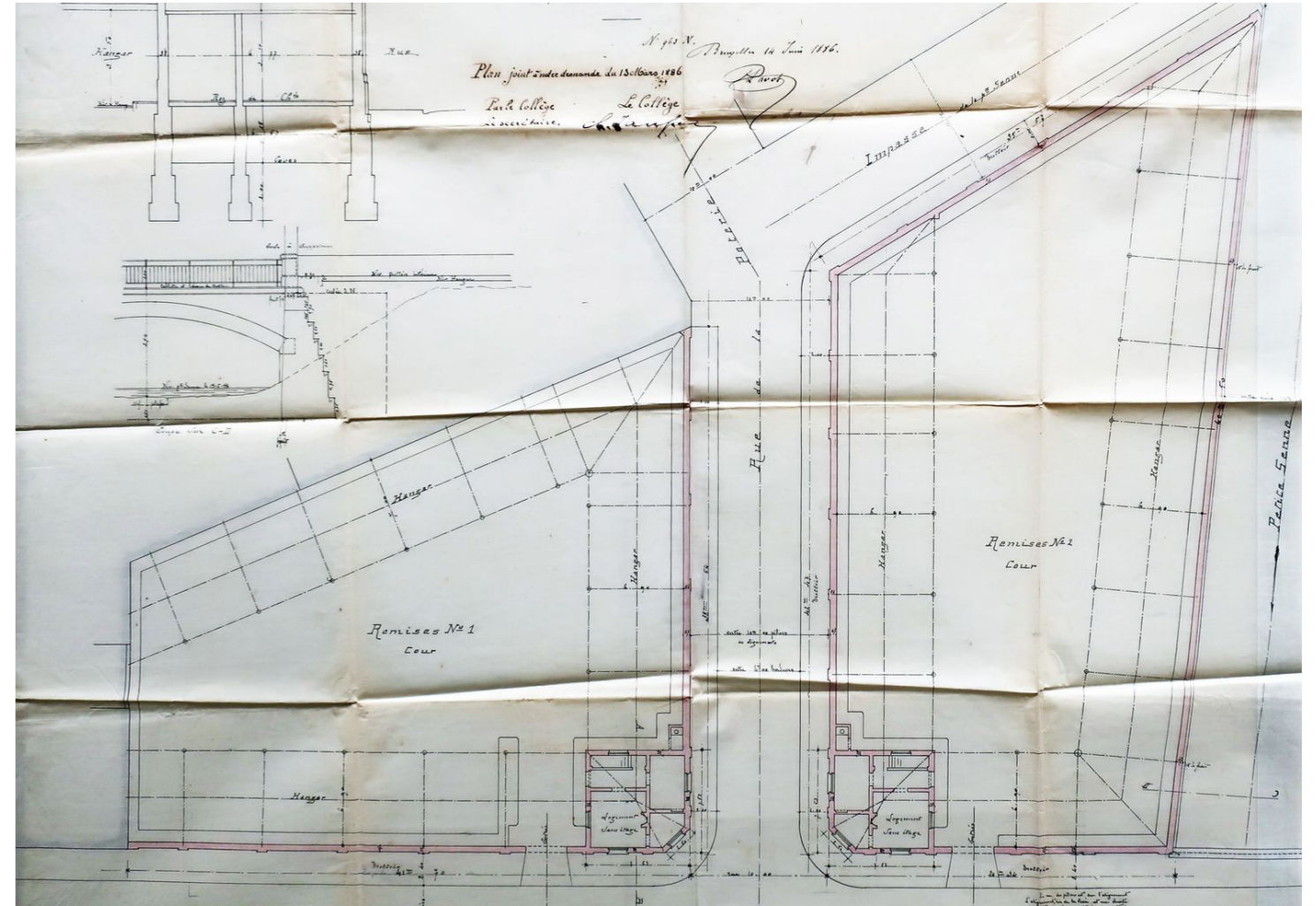
# SITEPLAN

Showing the existing building in its Surroundings



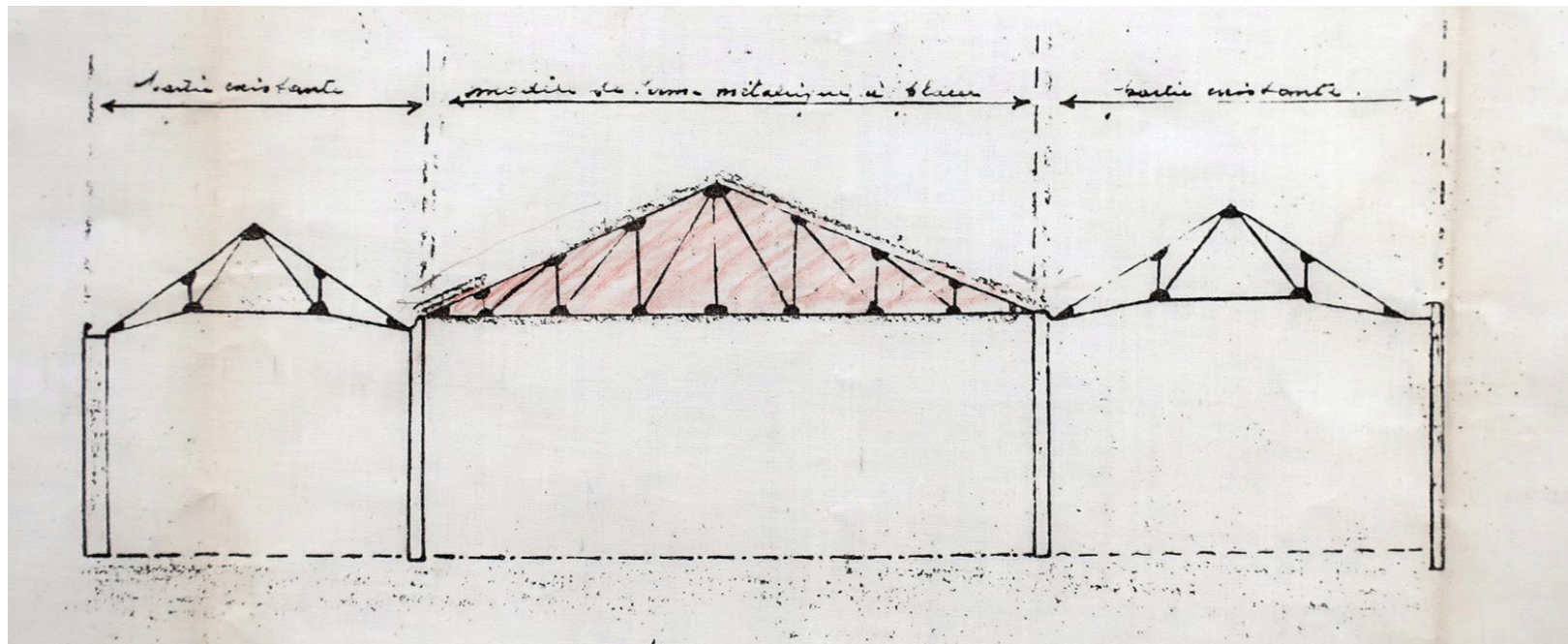
# RUE DE LA ROSÉE 14

Plans And Photos



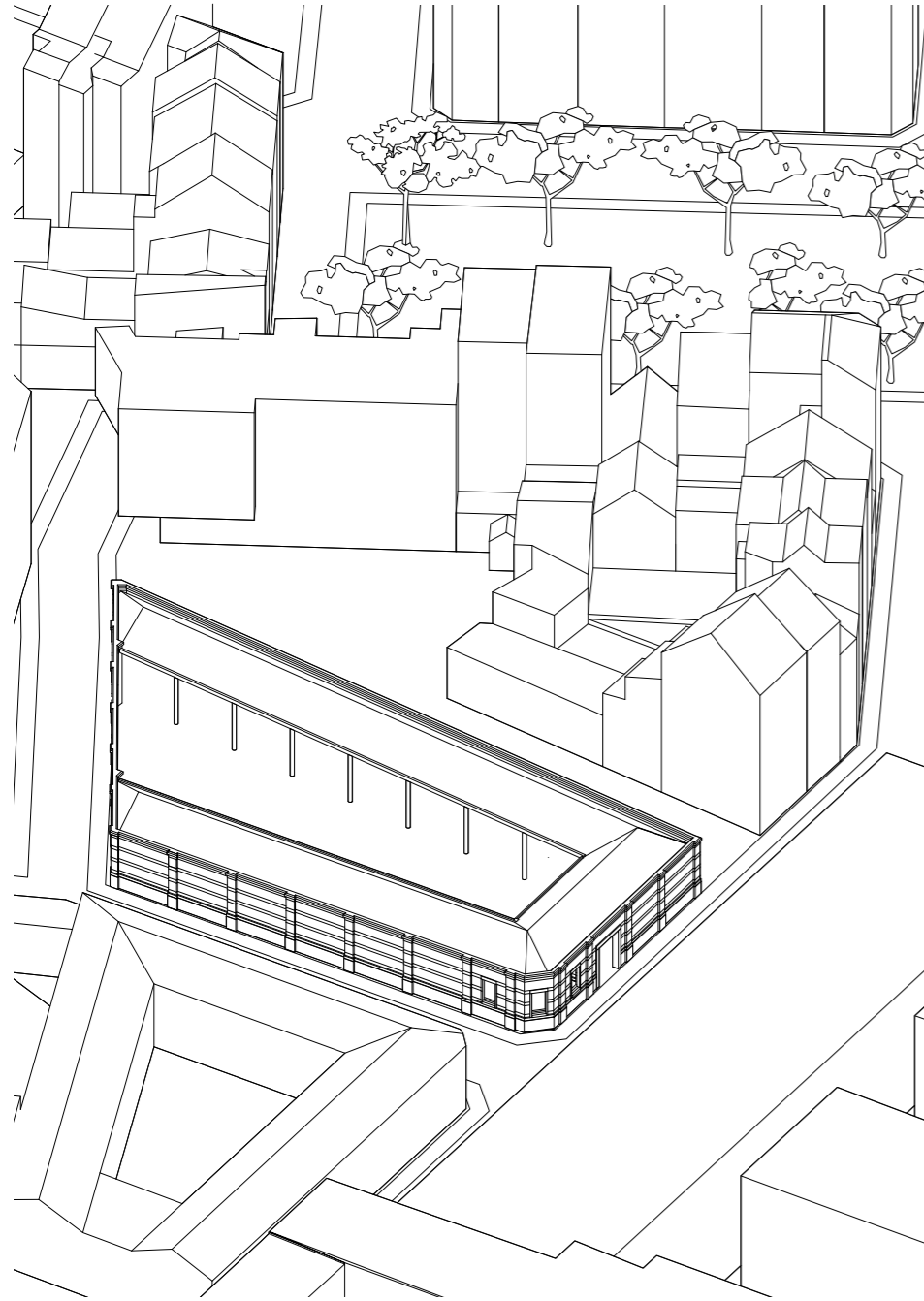
# RUE DE LA ROSÉE 14

Plans And Photos

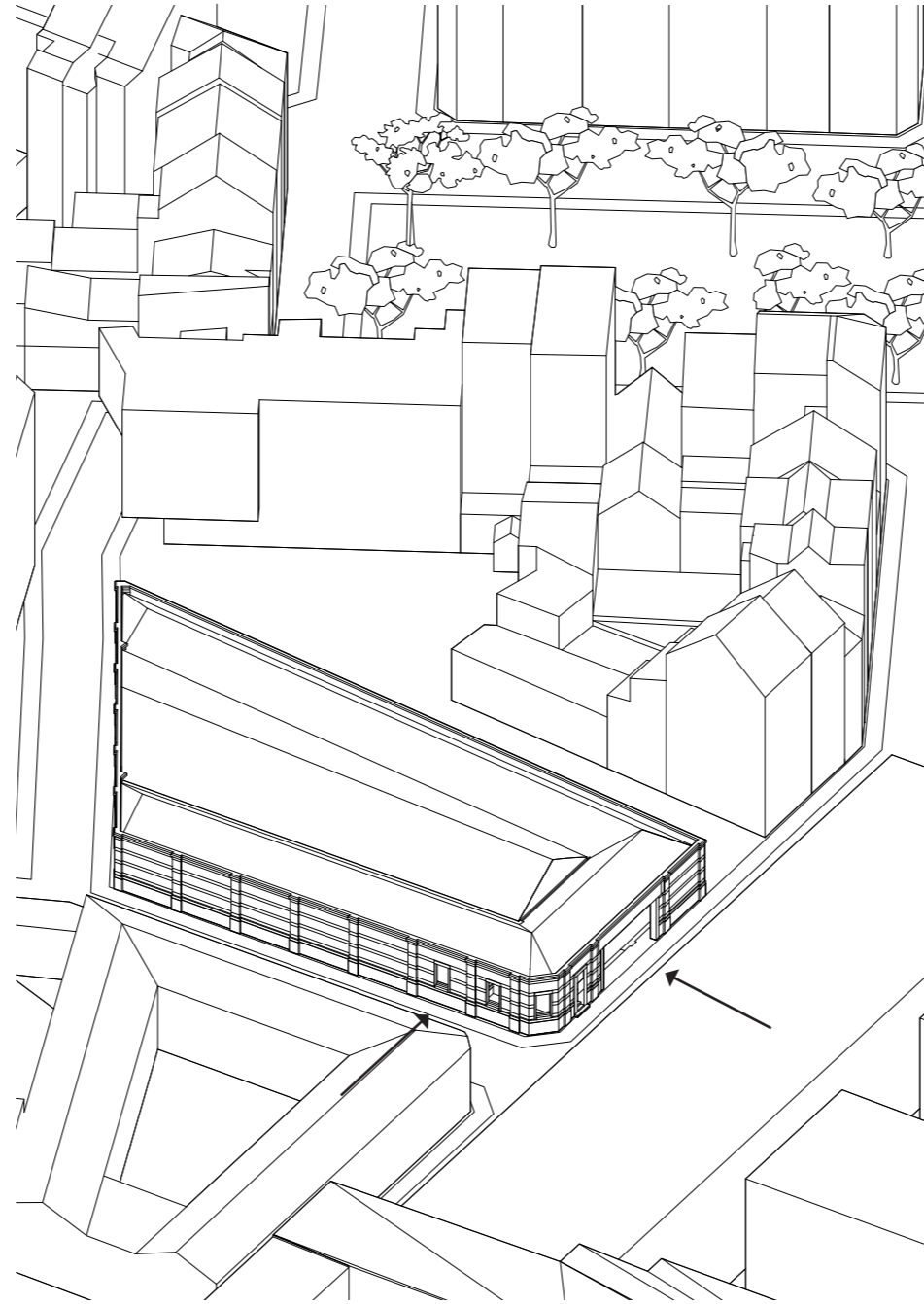


# Axonometric Drawing

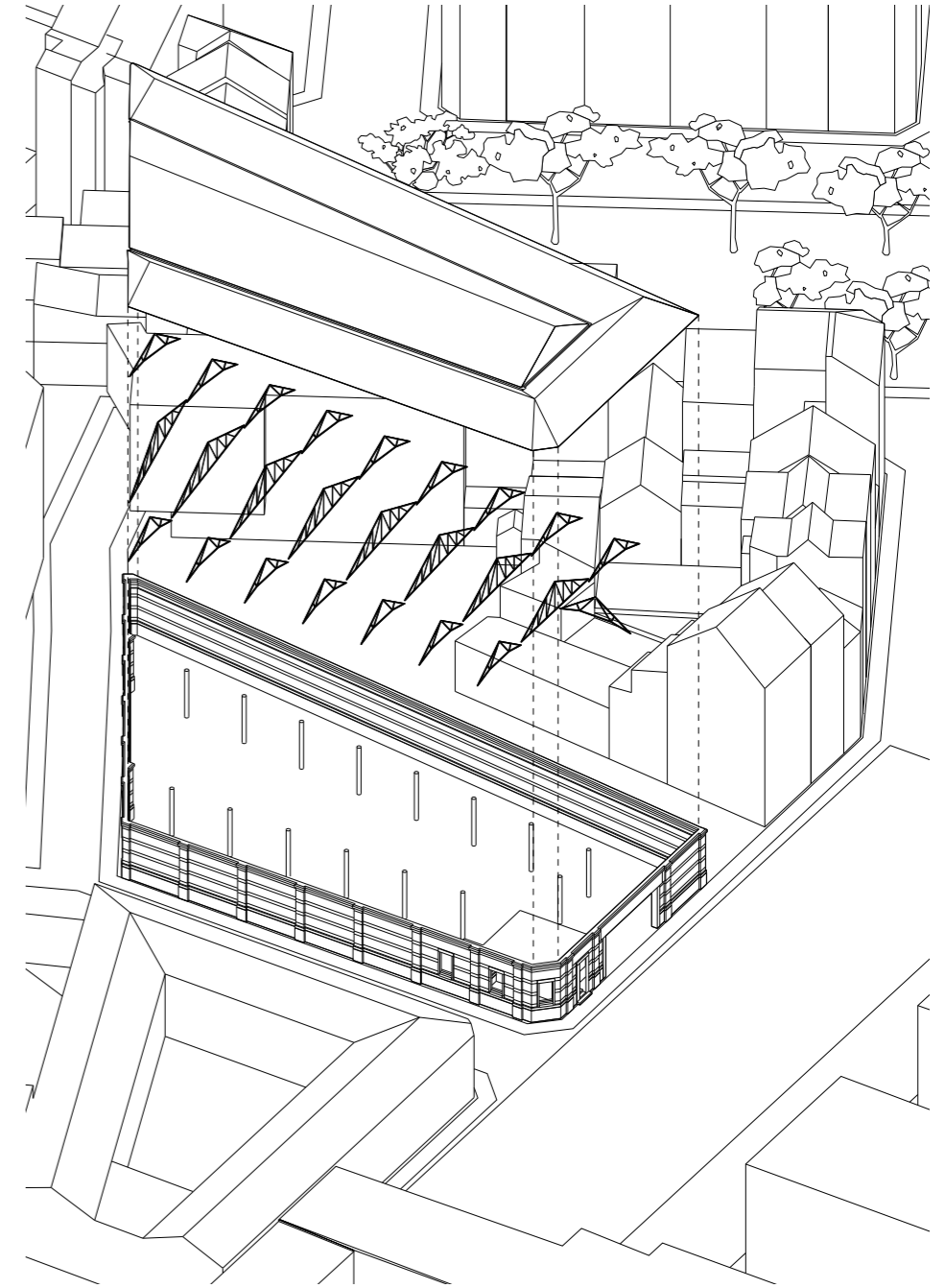
The building over time



*The Building in the 19th century reconstructed after the original plans*



*Later on the roof and an extra pair of windows has been added on the east facade*



*The truss-work within the building showing the three roof structures*



*Untitled*

2007  
Fabric  
36.8 x 43.4 cm

*“I always had the fear of being separated and abandoned.  
The sewing is my attempt to keep things together and make things whole.”*

- Louise Bourgeois -

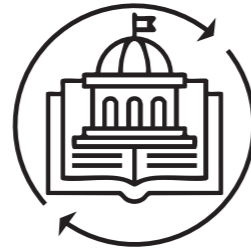
# 02 THE SOCIAL FABRIC

*From Research and Realities  
to a Positioned Brief*



## Drivers of Change

The most important upcoming drivers



### *Legislative Transformation*

The PAD Heyvaert will reorder the spacial layout of the neighbourhood



### *Car Trade-Driven Transformation*

The pushing out of the car trade will most likely lead to new spacial distribution within the neighbourhood

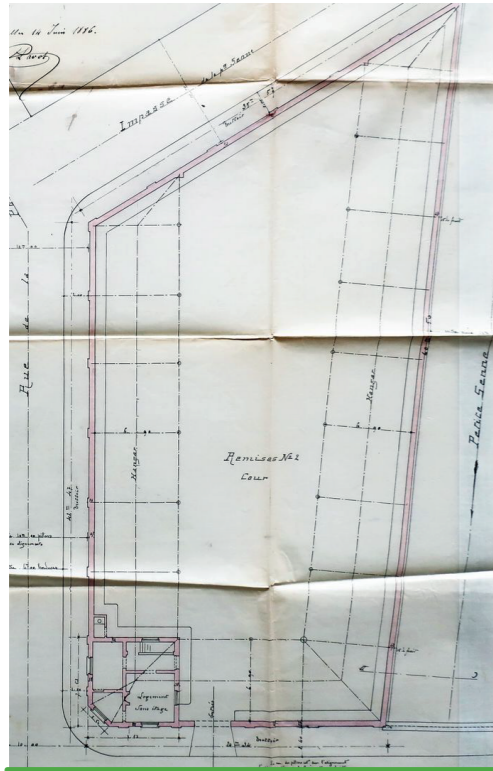


### *Senne Park Transformation*

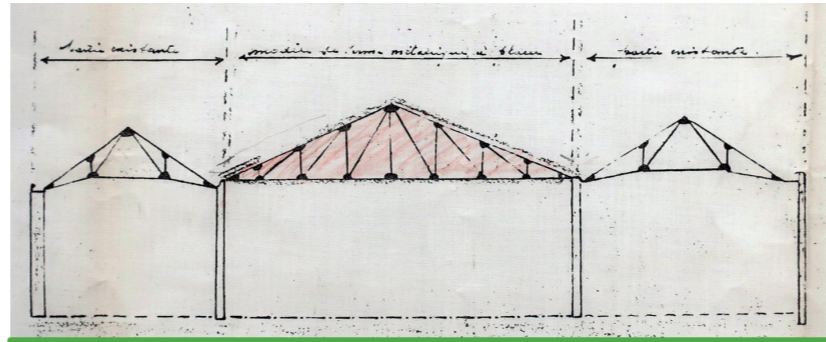
The introduction of the Senne park will lead to different layouts within the community most likely attracting investors and new residents

# Time-line

The building seen through the Lens of Drivers of Change



The original plans of the building, showing the courtyard layout



Section of the new roof trusses, showing the addition of the new roof

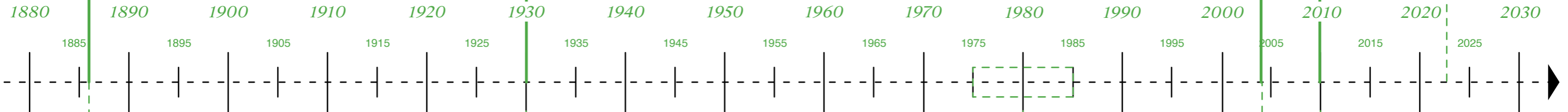


Children playing in the community garden



Collage of the facade with the art project of kids on it

Acquisition by investment firm ION



## Built for the City of Brussels

The building was constructed for the City of Brussels as carriage and vehicle sheds serving the adjacent slaughterhouse. The spatial organisation, comprising multiple hangars arranged around a central courtyard reflects a typology optimised for circulation, storage, and efficient handling of goods, characteristic of late nineteenth-century industrial architecture embedded within the urban fabric.

## Adaptation of the complex

The building underwent significant modifications. The central courtyard was covered with a metal truss roof. At the same time, the carriage entrance was widened and additional openings were introduced, indicating changing patterns of use. These interventions illustrate a phase of modernisation within the existing industrial fabric, while layering on top of the original structural logic.

## Bought by car trading company

This marks a significant shift from its original role within the meat-processing logistics to the emerging second-hand vehicle export economy. This transformation reflects broader socio-economic changes in the Heyvaert area, where vacant industrial structures were repurposed for new forms of trade and informal economies. The existing spatial configuration proved well-suited to storage of vehicles.

## Art Project on the Facade

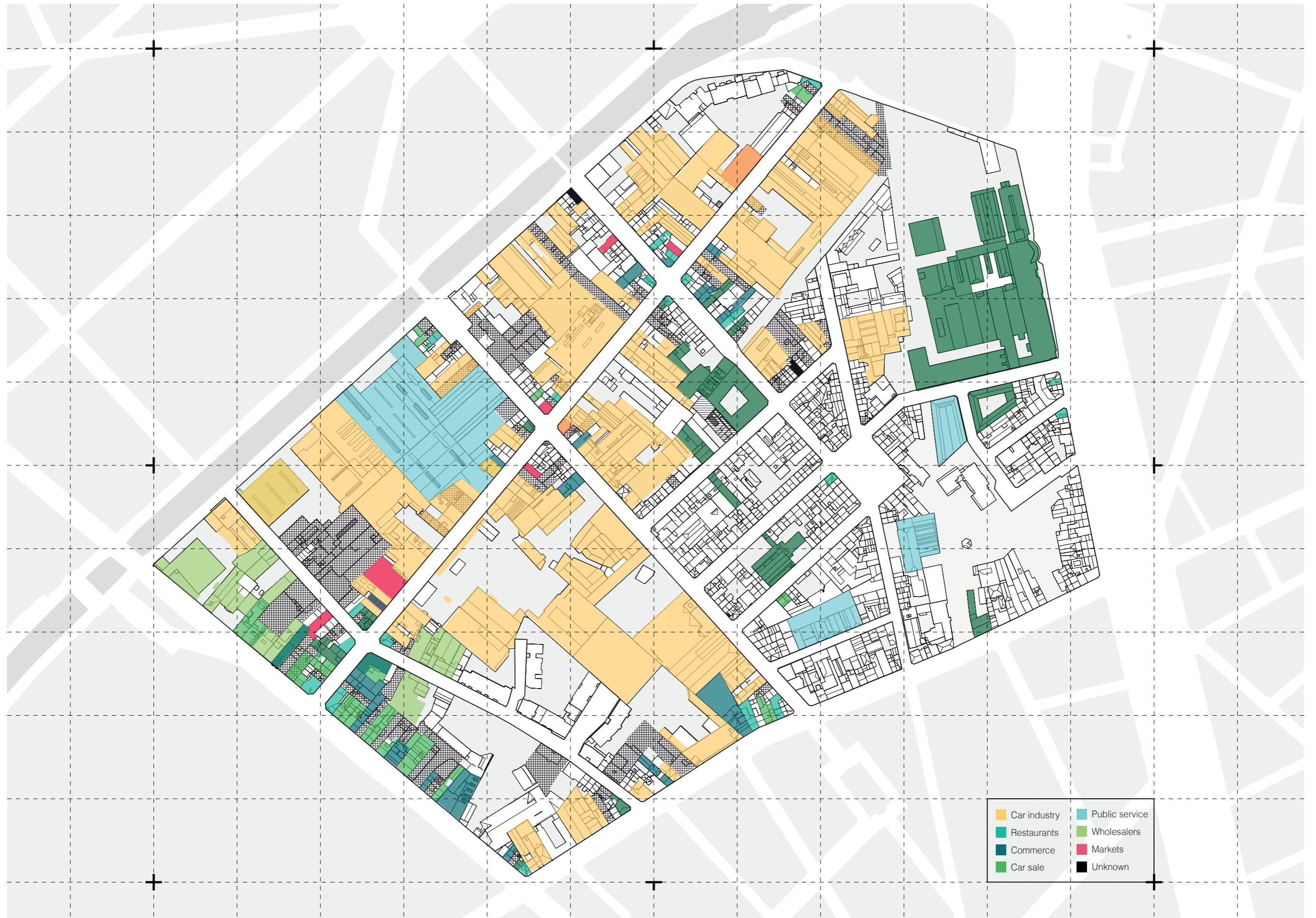
The building's façade was activated through large-scale artistic interventions, associated with initiatives such as *espace d'art enfants* and *galerie d'art publique*. These installations transformed the otherwise closed and introverted industrial envelope into a public-facing surface of cultural expression, momentarily recontextualising the site within the urban realm and introducing a layer of symbolic and visual permeability.

## Jardin Alem

The Jardin Alem was established as a community garden initiative on underused land within the Heyvaert area. Developed through local engagement, it introduced a collective, small-scale productive landscape into the predominantly industrial and logistical context. The garden functions as a social and ecological micro-infrastructure, offering space for cultivation, exchange, and neighbourhood interaction.

# Commercial Use

Heyvaerts productive sites



# The Linear Park

Sites that will be rebuild/refurbished in the coming years



# Opportunities



# Risks

- New public space
- Better accessibility
- Environmental improvement
- New investment

- Displacement
- Rising land value
- Loss of productive networks
- Social fragmentation

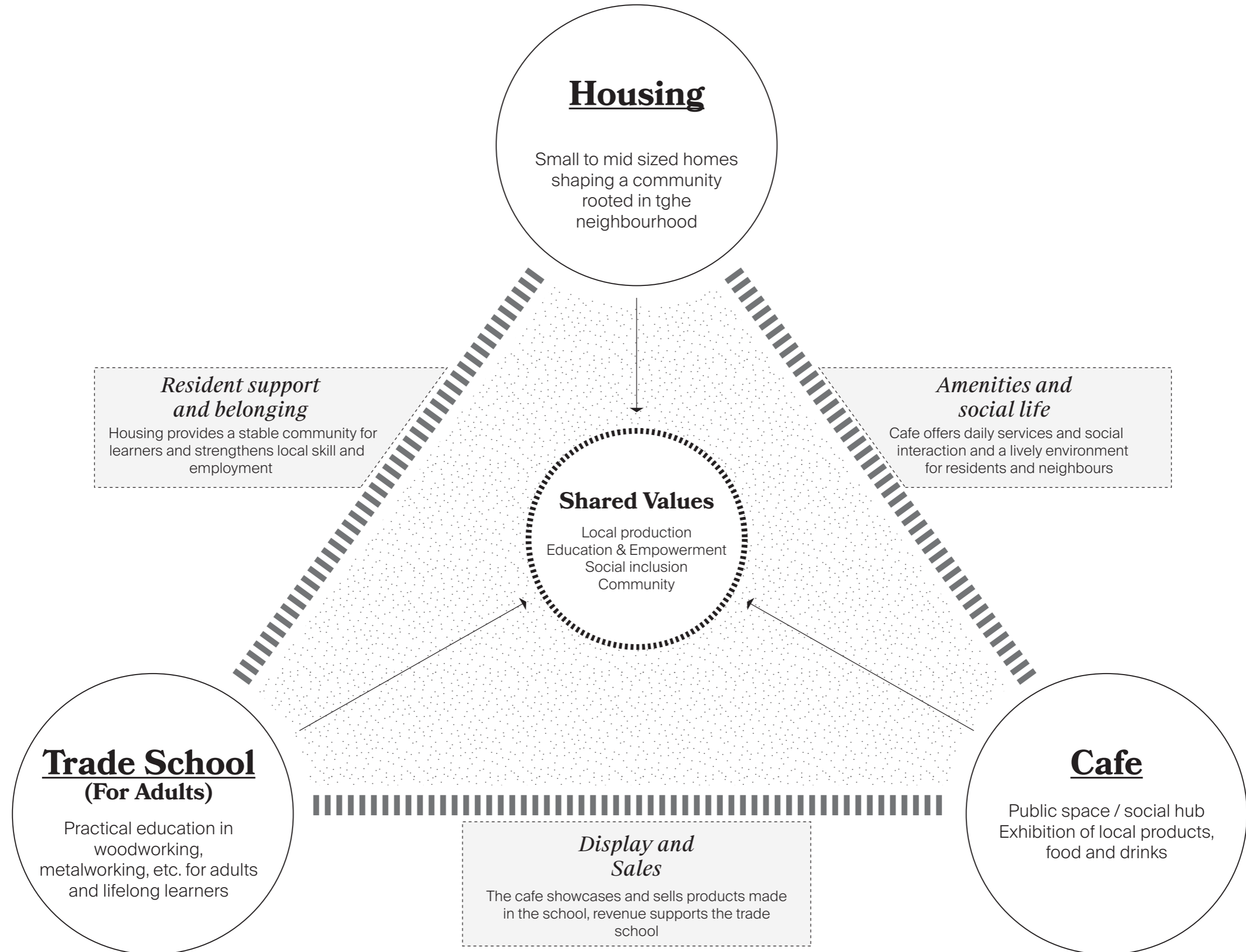
—————→ **Who** are we building for ?

—————→ How can architecture work with  
**emerging realities?**

—————→ Can a single site act as a  
**Prototype for transformation?**

# Program Components

And how they inform each other

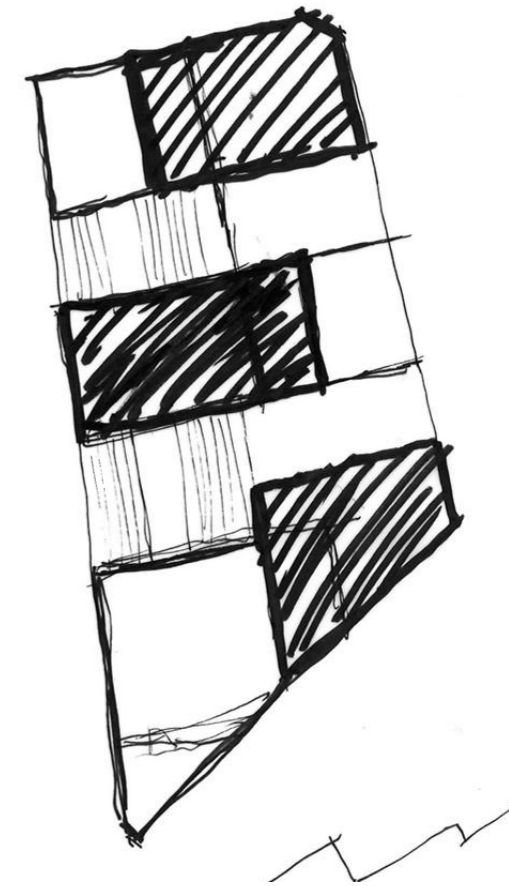
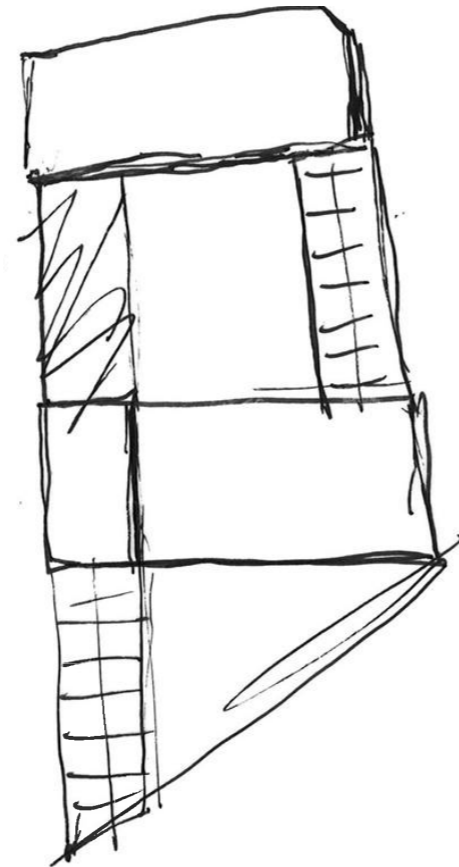
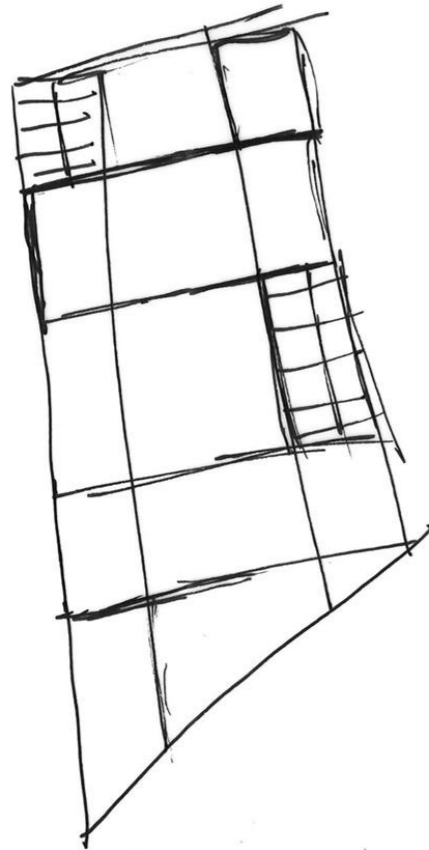
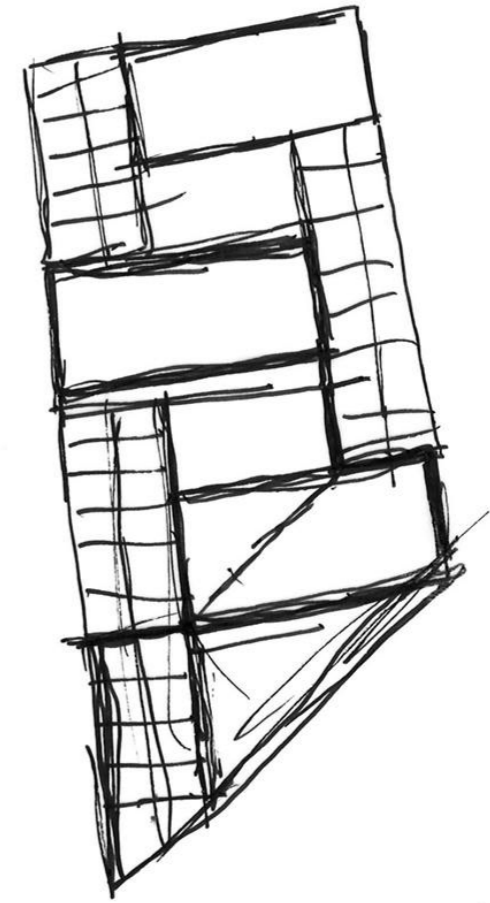
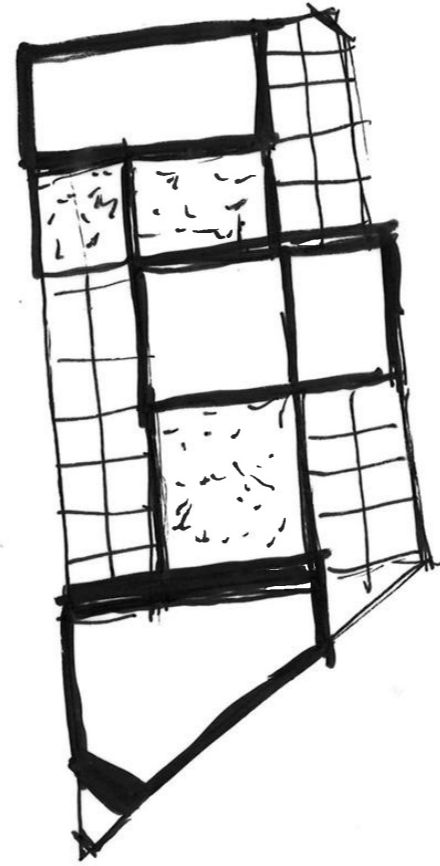
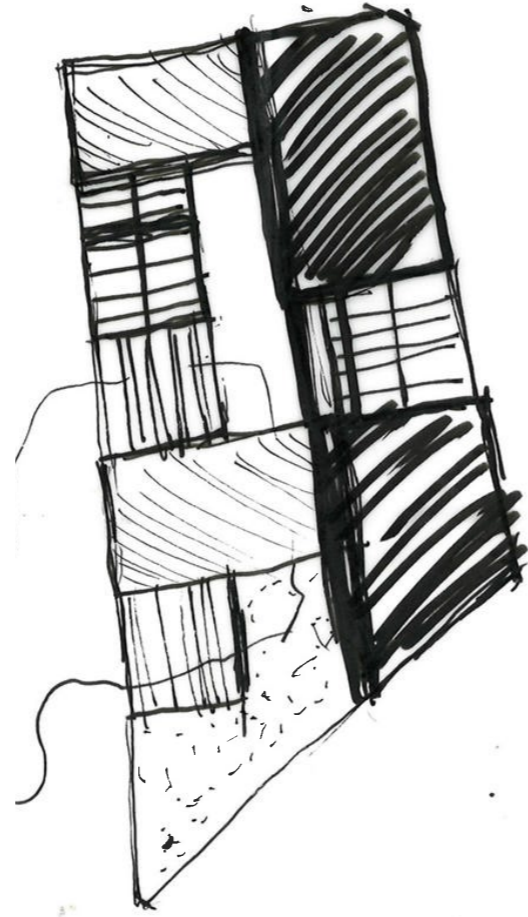
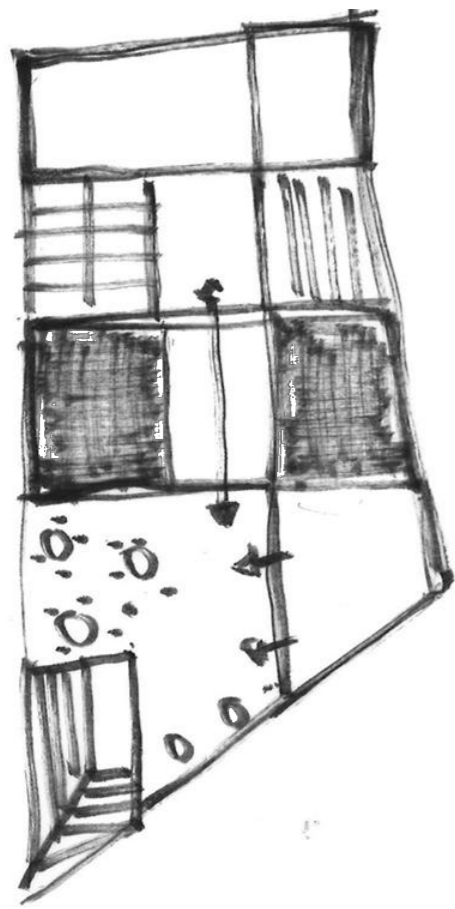


# 03 THE PATCHWORK

*Architectural Readings, Frictions,  
and Emerging Positions*



# Volumetric Studies



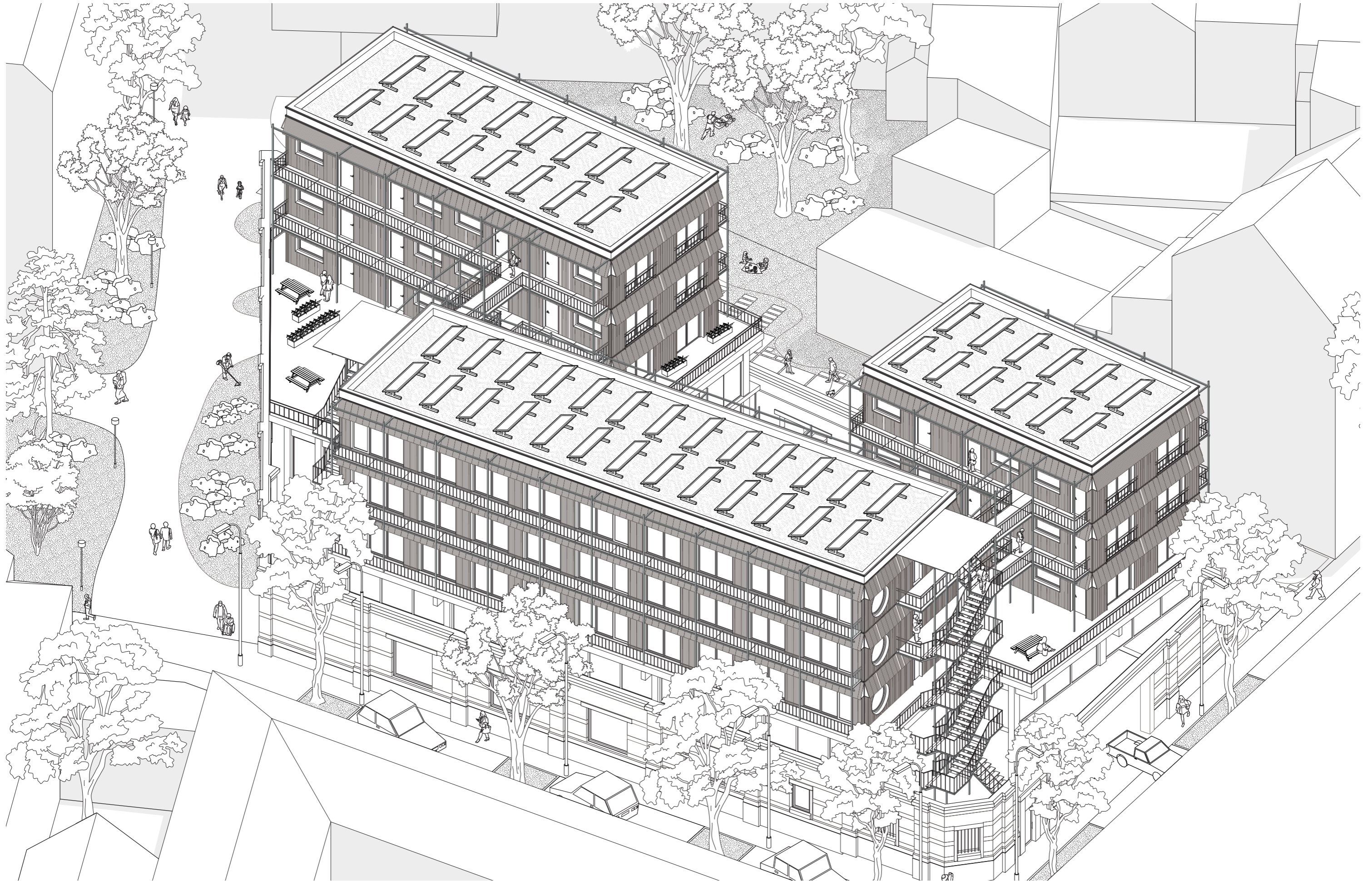
# Site Plan

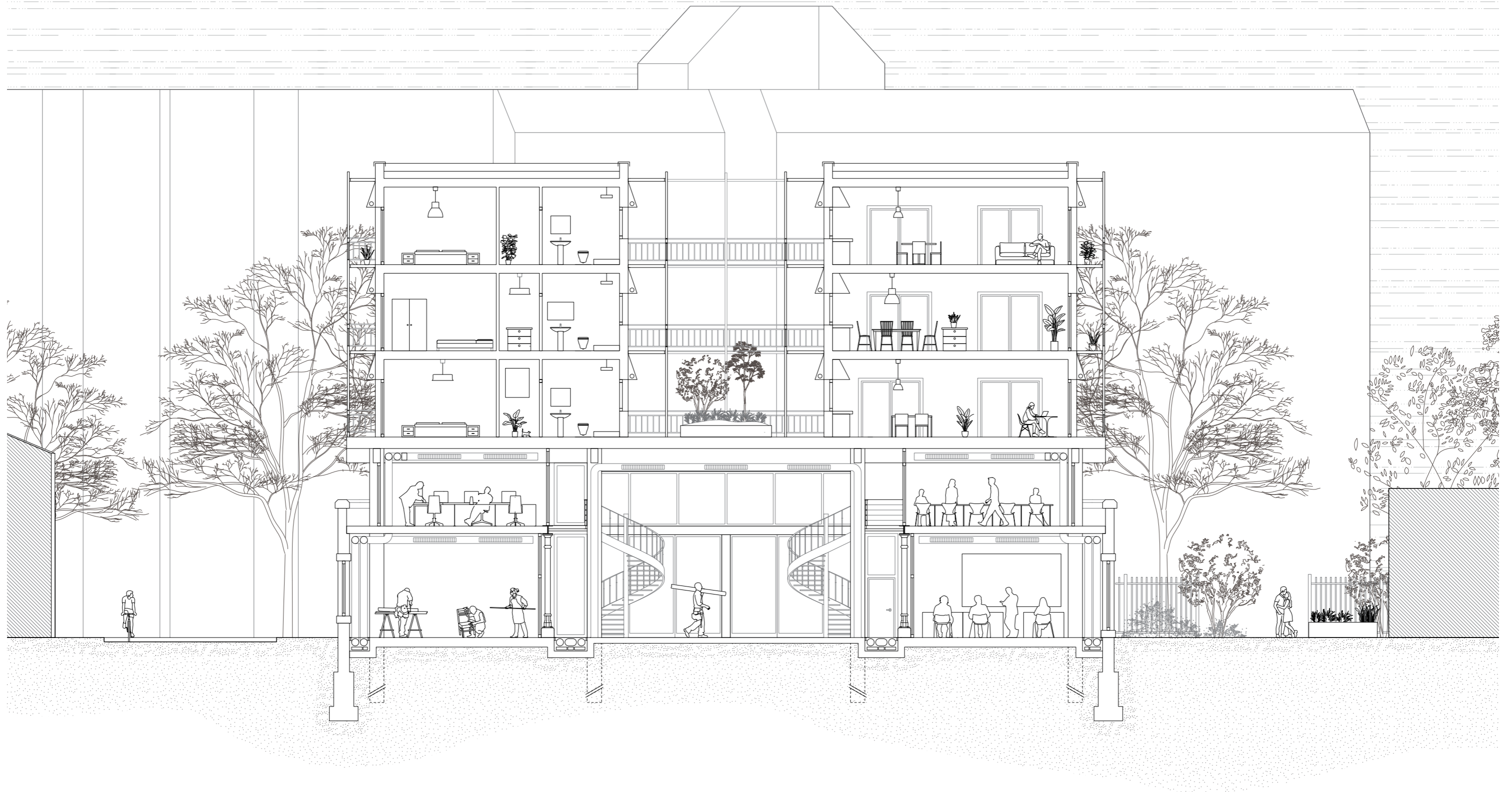
The arrangement of the volumes within the urban fabric



# Axonometric Drawing

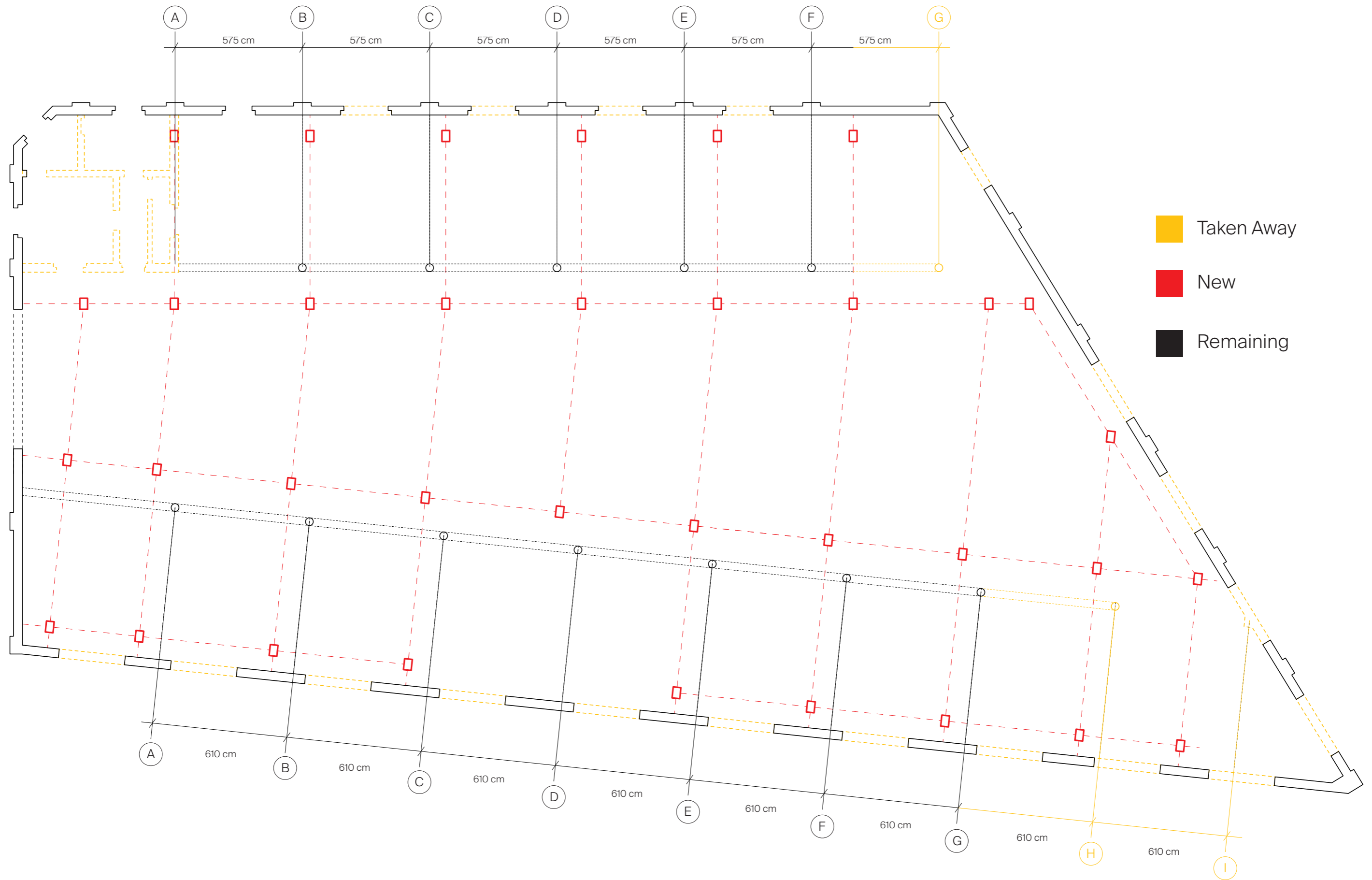
The building in the cityscape





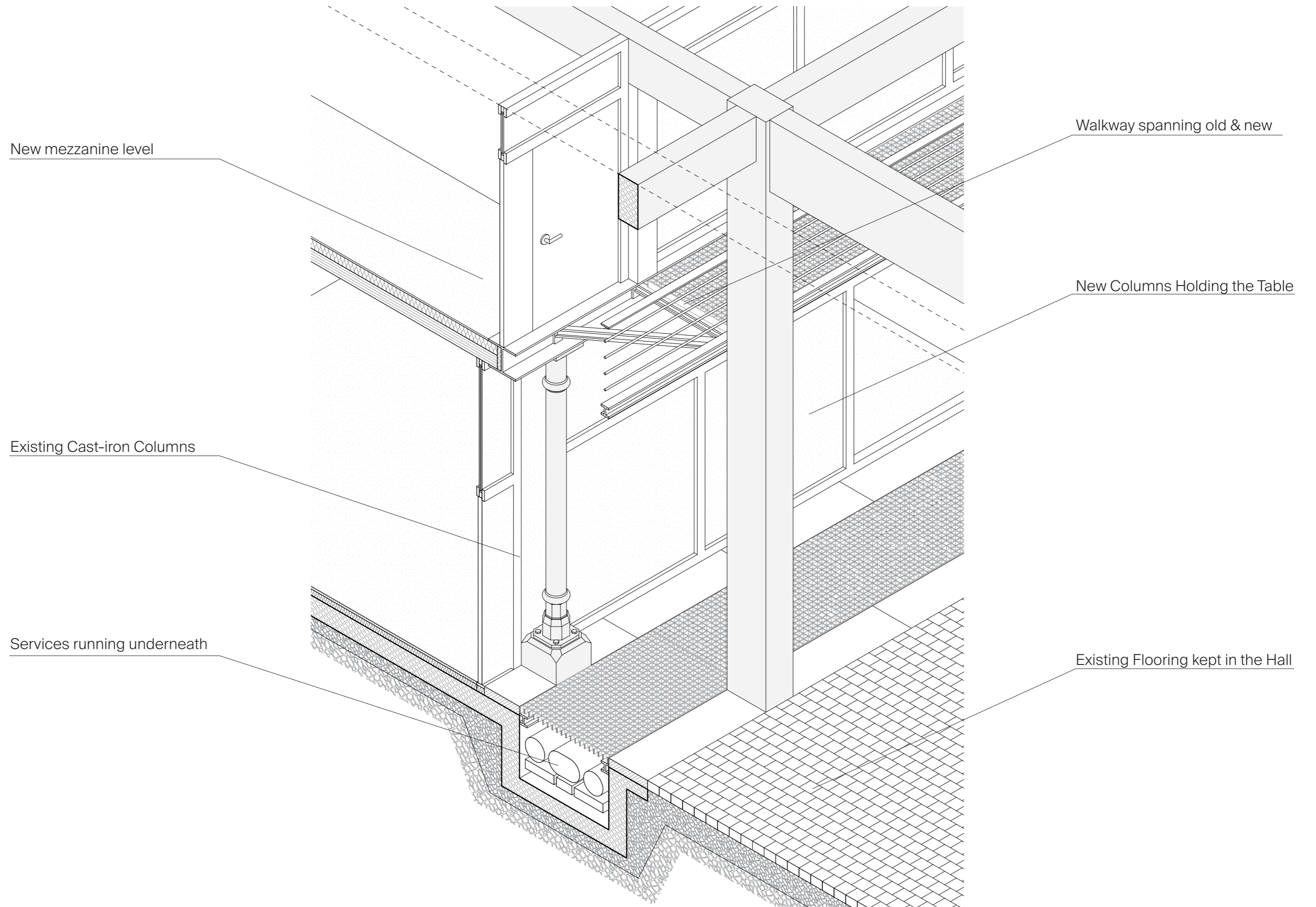
# The Old and the New Structure

A play between the existing and the New



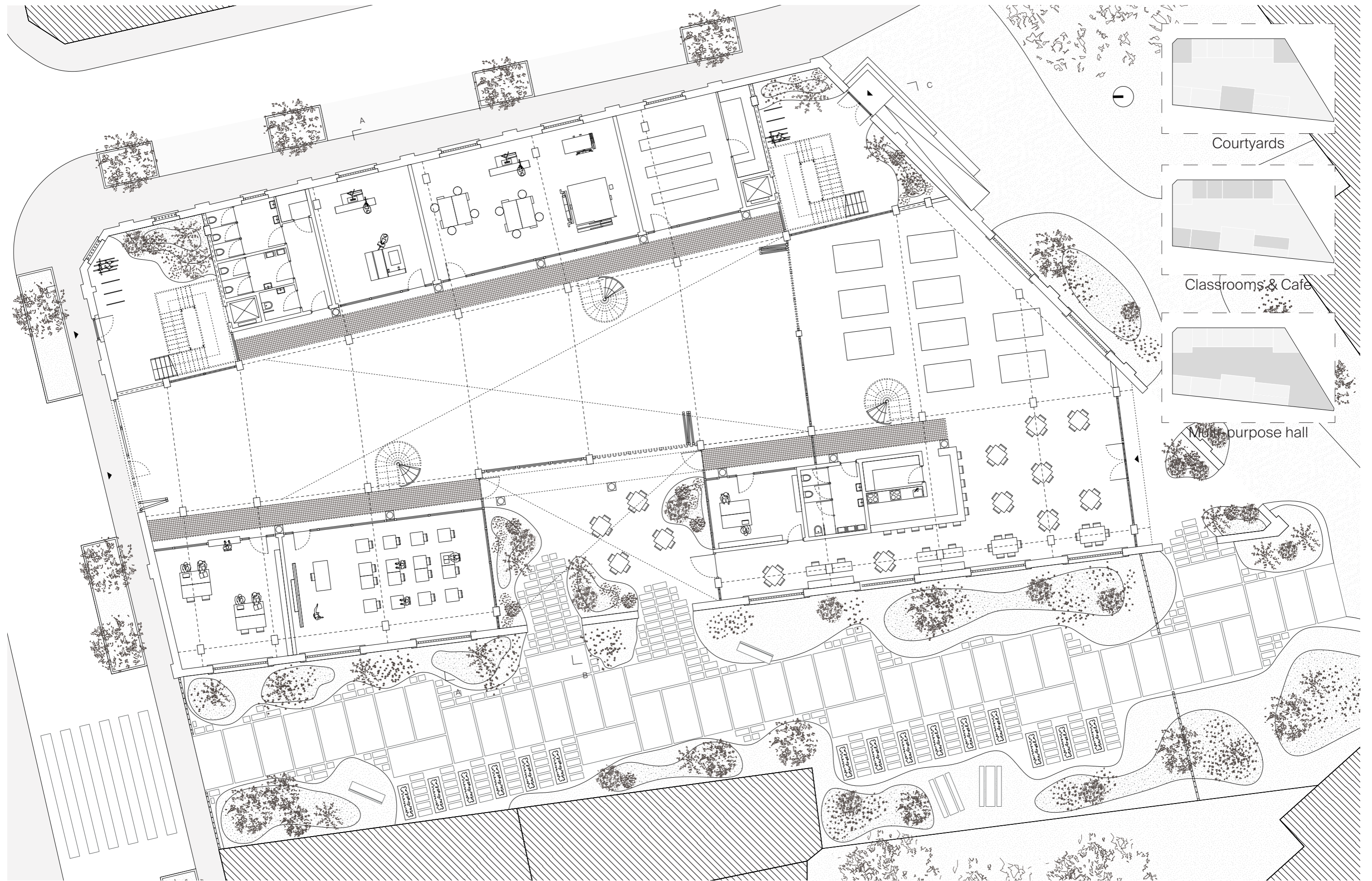
# The old and the new Construction

Two systems merge into one



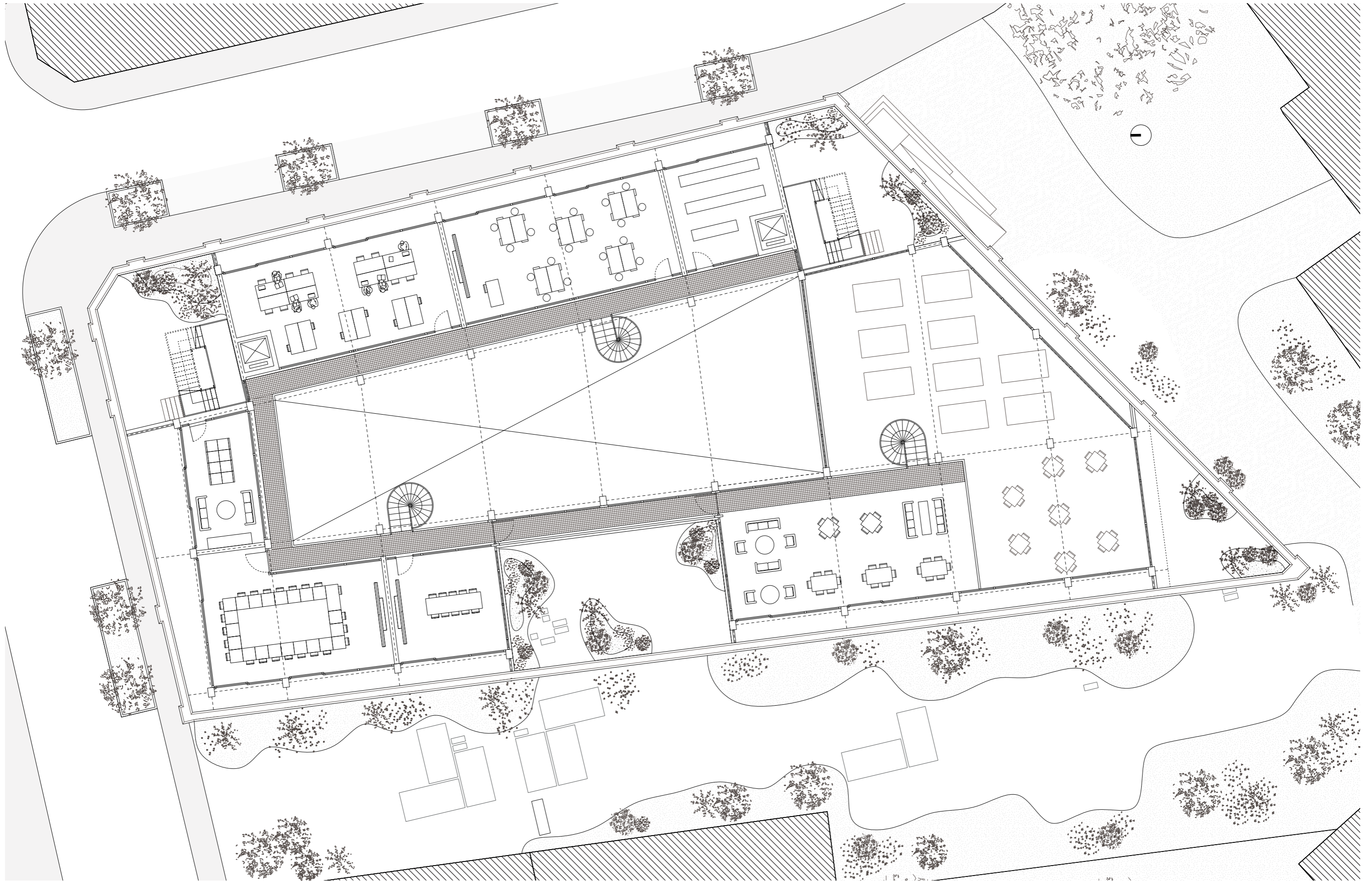
# Ground Floor

With surroundings showing the adjacent linear park



# Mezzanine Floor

Workspaces and Classrooms



# Visualisation

The workshop Hall as a flexible space



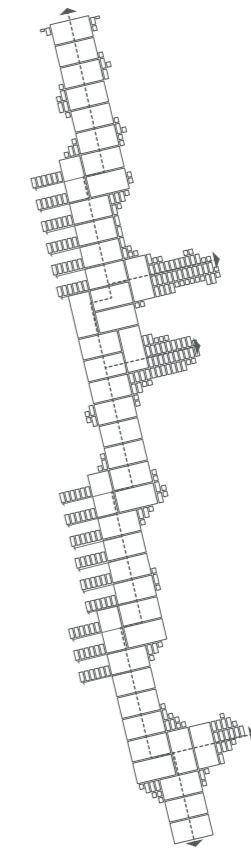
# Floor Plan Park & Courtyard

Showing the soft transition between the two

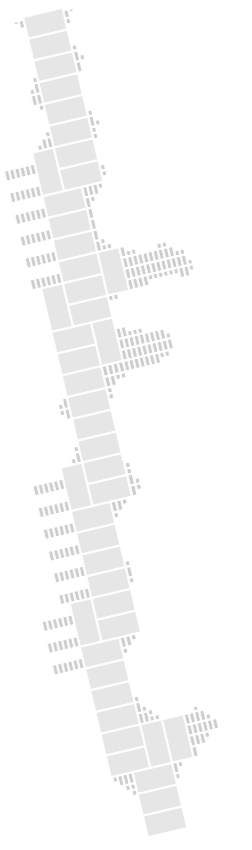


# Linear Park

The new logic of the Linear park



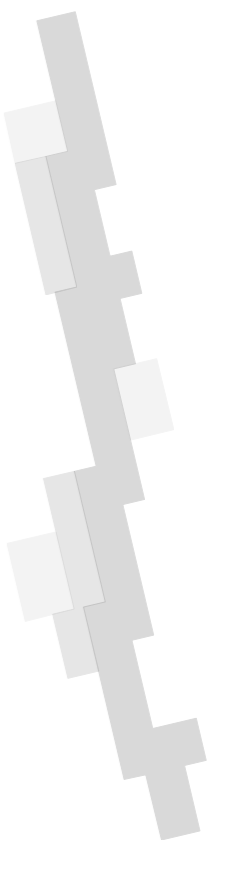
No linear Movement



Paving Tectonic



Green Pockets



Leisure, Pathways & Urban Gardening

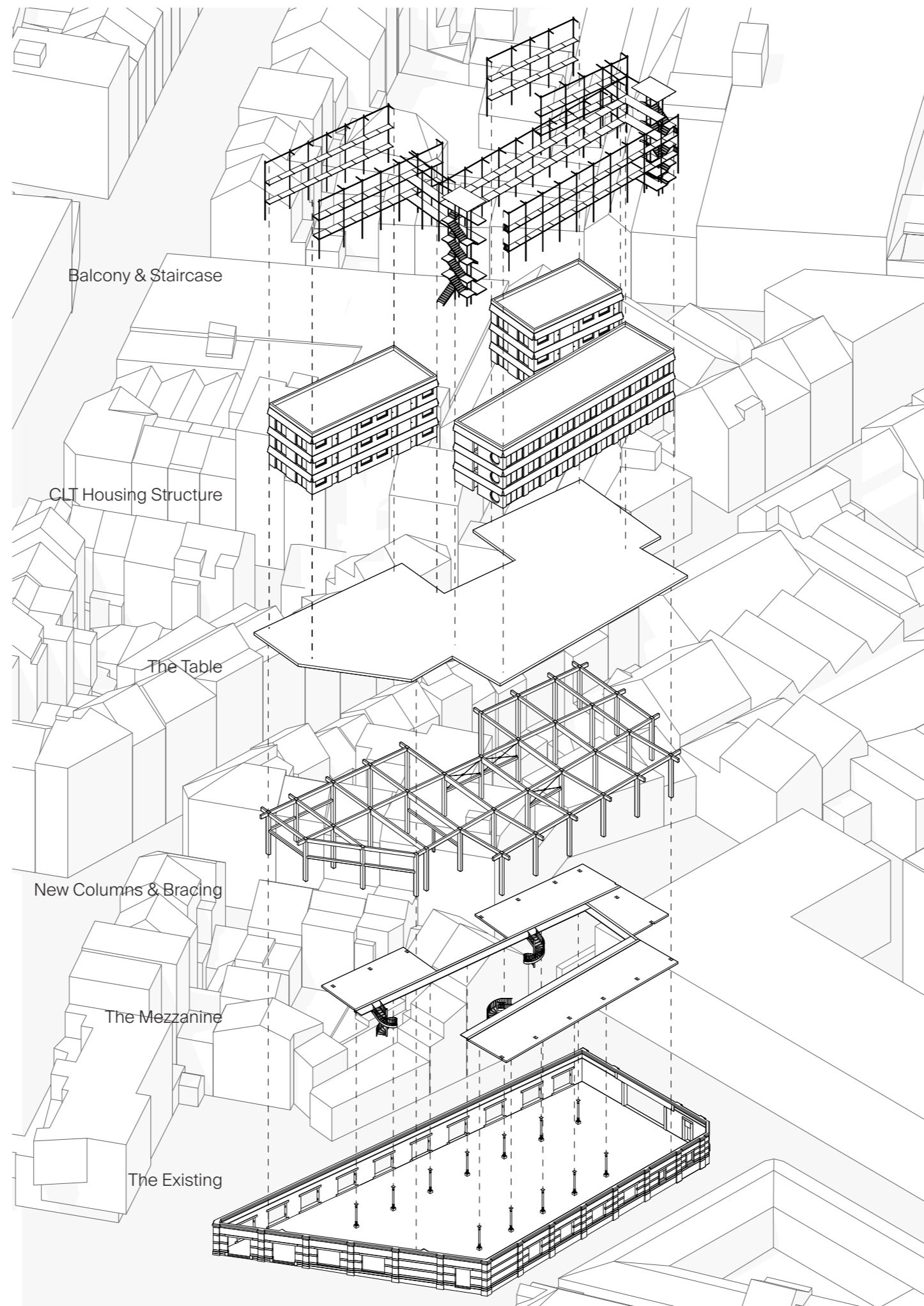
# Visualisation

The Park seen from Rue de la Rosee



# Exploded Axonometric

The constructive parts of the building



# Facade Composition

Variations and Correspondence to the Existing



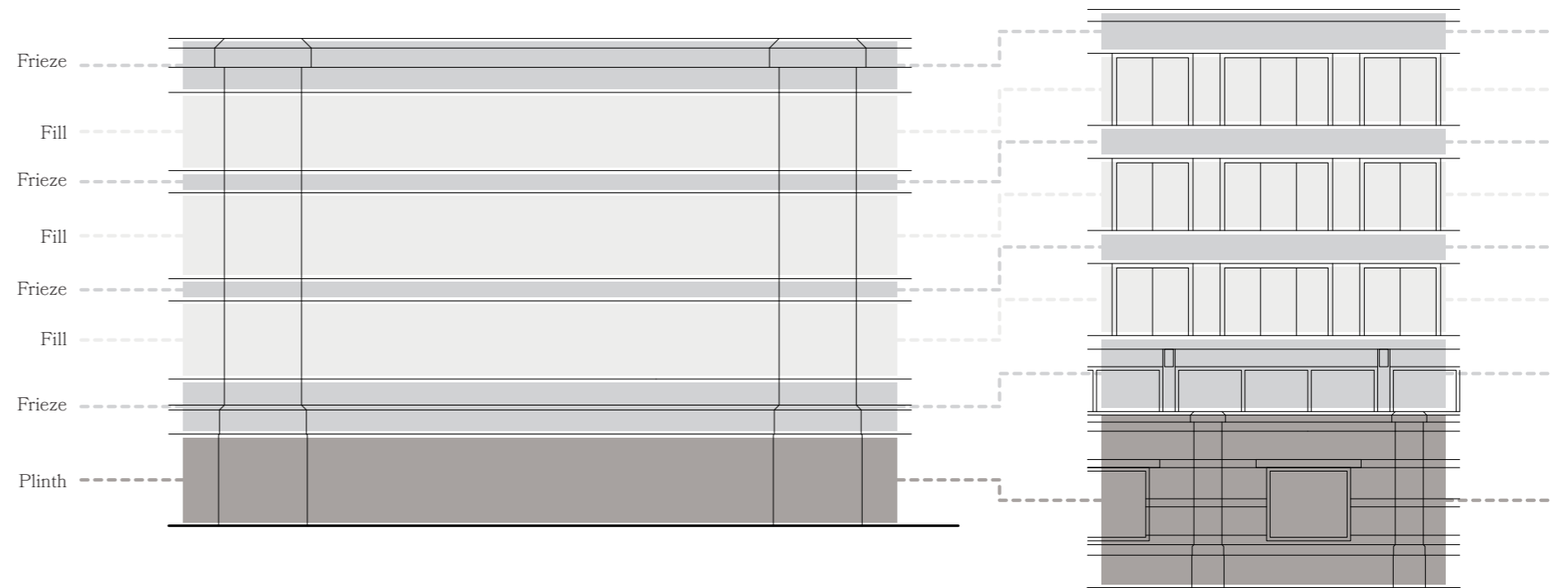
Facade Study No 1



Facade Study No 2

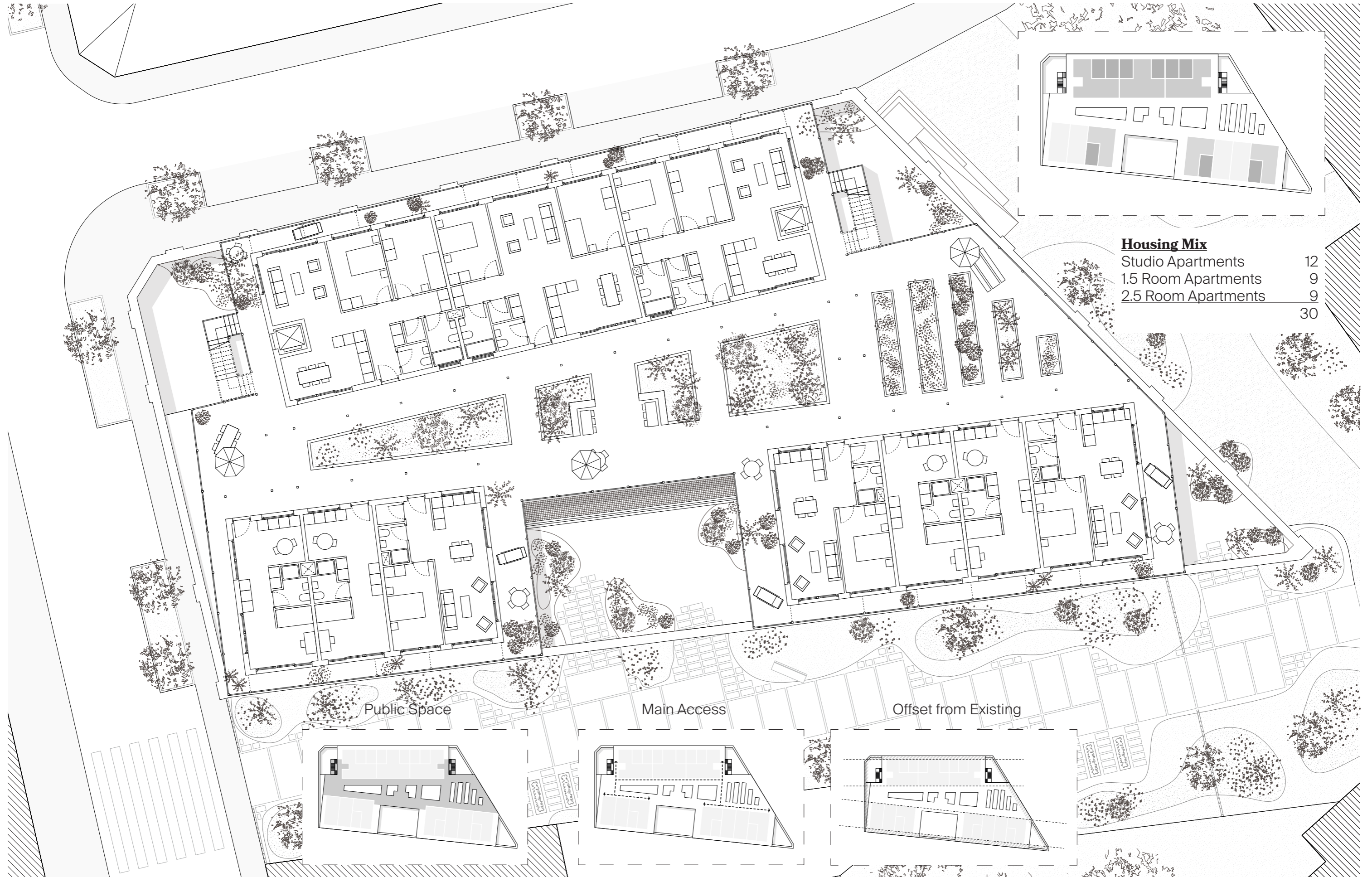
The Existing Wall

The Facade



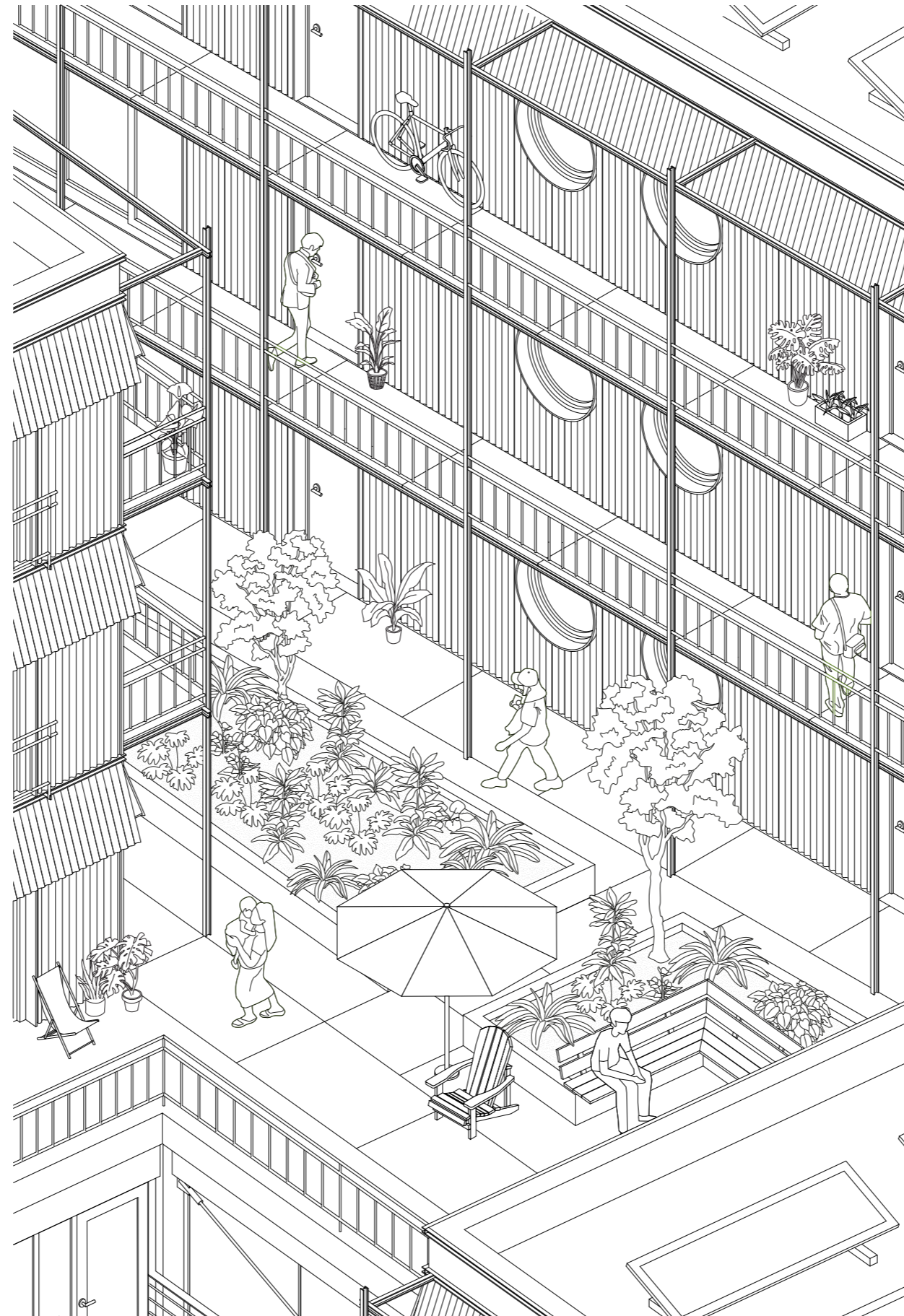
# Plinth Floor

A shared space for neighbours



**Housing Mix**

Studio Apartments	12
1.5 Room Apartments	9
2.5 Room Apartments	9
	30



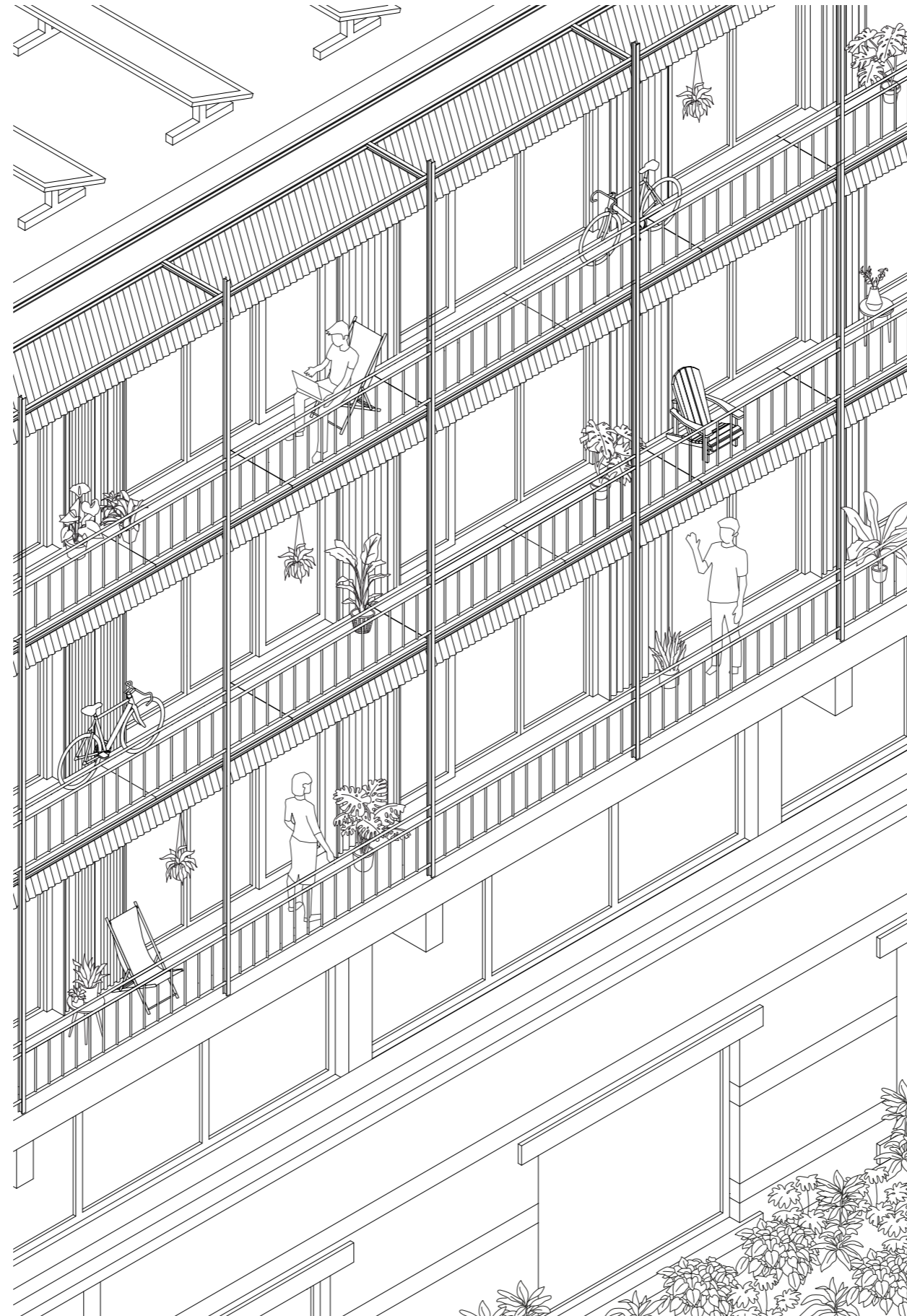
## The Square

**Urban Architecture - A4 Presentation**  
Marvin Hengstler

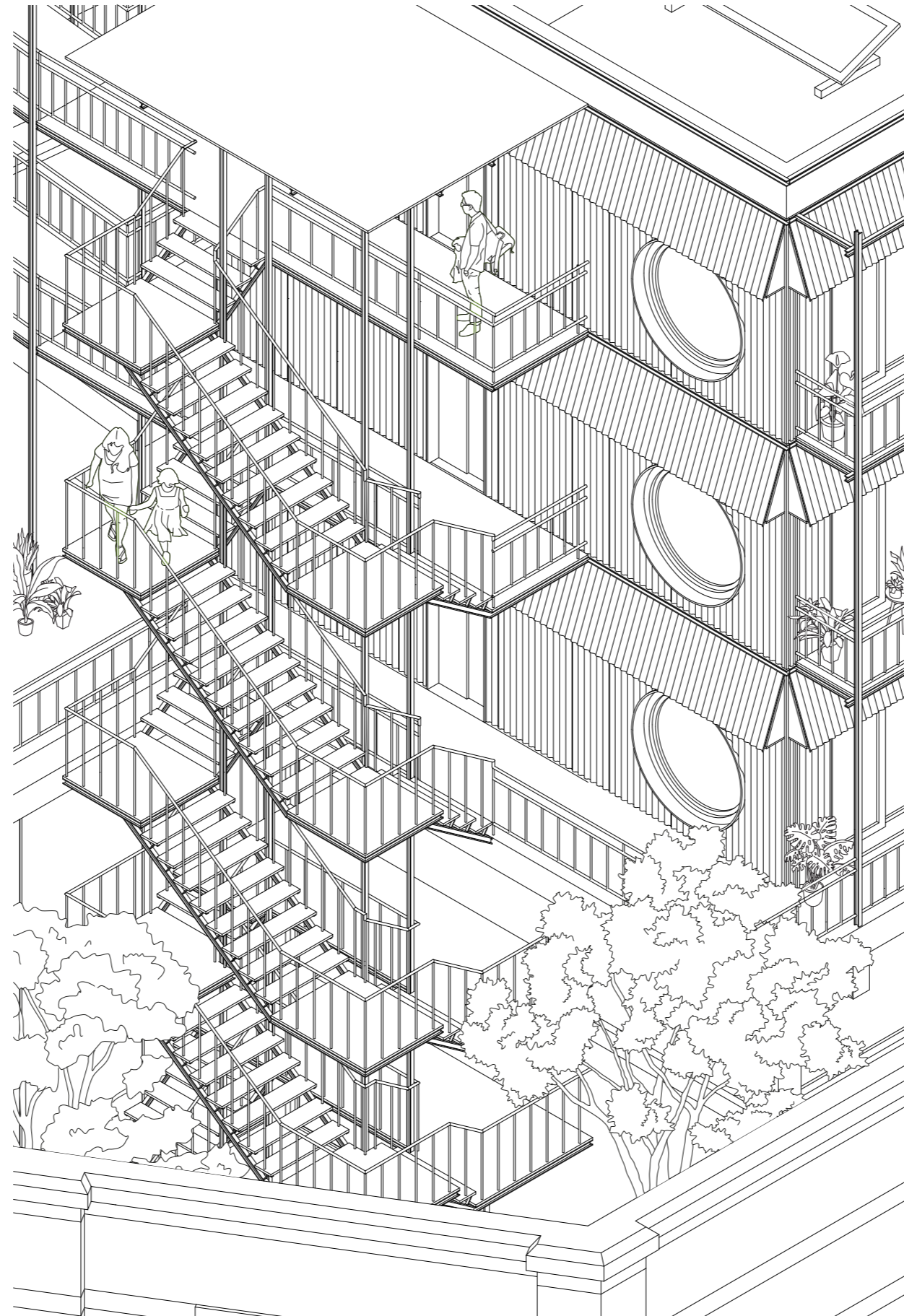
# Visualisation

The Square on top of the table as a shared space





## The Balconies



## The Staircase

**Urban Architecture - A4 Presentation**  
Marvin Hengsteler

# Visualisation

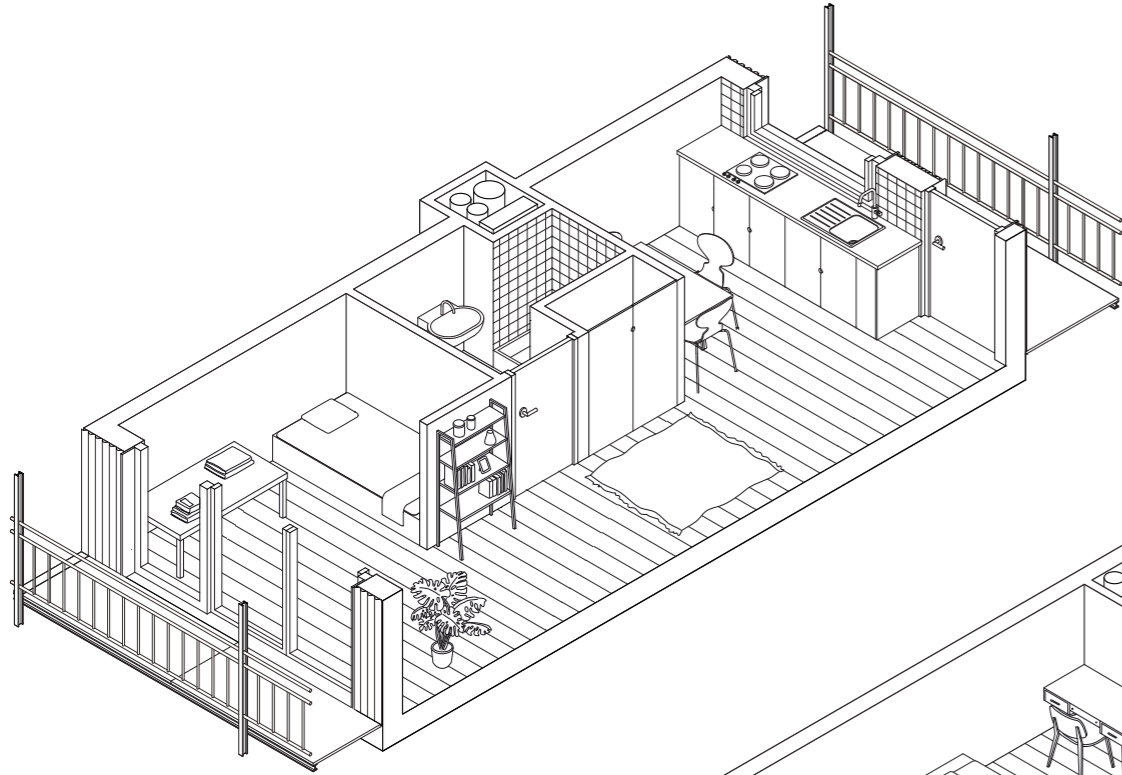
View from the hall onto the housing staircase



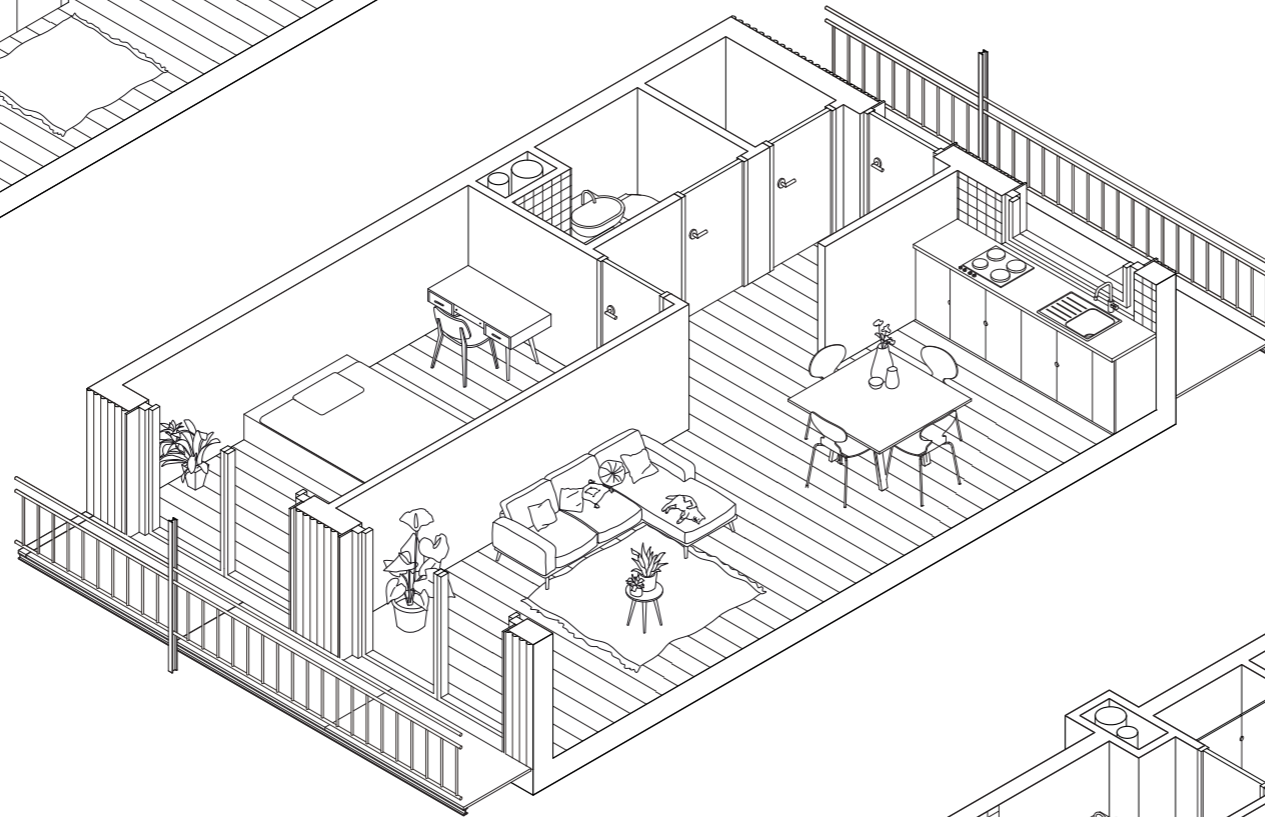
# Housing Mix

Units for the neighbourhood

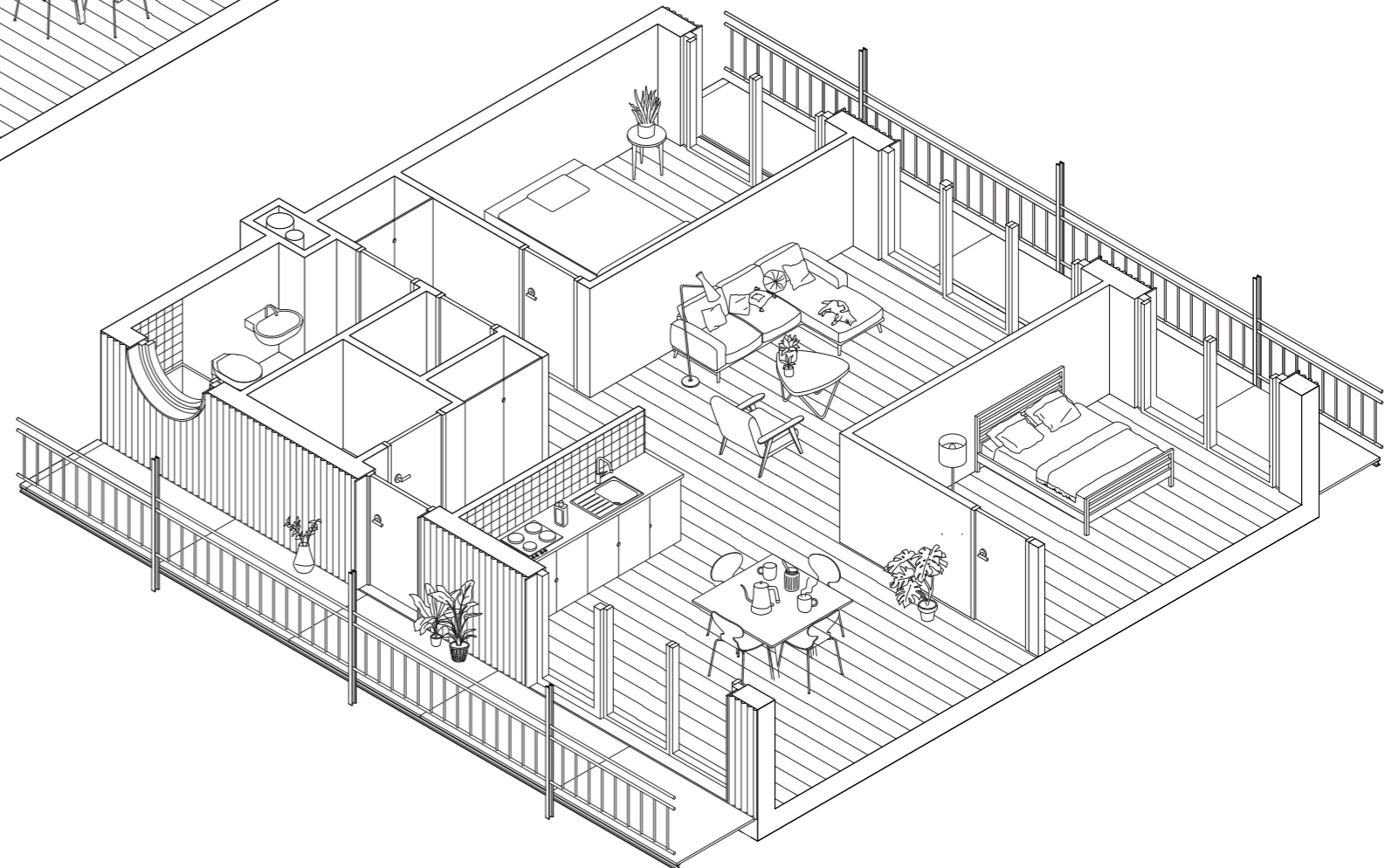
**Studio Apartment**  
The smallest Unit



**1.5 Room Apartment**  
Flexible Living for Small Households



**2.5 Room Apartment**  
Extended Living Unit



# The Linear Park

Sites that will be rebuild/refurbished in the coming years





# Thank you for listening!

*Special thanks to my family, friends and everyone in the studio for their support, encouragement and countless discussions throughout this graduation project.*