



QUAI DU HAINAUT [140] RENOVATION AND ALTERATION OF AN INDUSTRIAL BUILDING

Hotel and facilities – Renovation and new construction

15/30

kWh/m² year
Brussels average
150

Quai du Hainaut 31-37, 1080 Molenbeek-Saint-Jean











Client: Administration of Molenbeek-Saint-Jean

Architect: A.M. L'Escaut, MSA, Grontmij

Engineers: Enesta

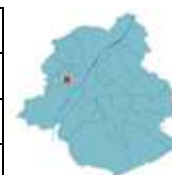


The old Belle-Vue breweries are located along the canal in Molenbeek-Saint-Jean. After the operations stopped, the building was partially purchased by the commune, which now plans to renovate and expand it into a hotel centre and multipurpose facilities. The expansion of the building will strengthen its status as a landmark on the inner ring and contribute to the future development of the neighbourhood; it will house a hotel comprising dining areas, meeting rooms and 29 bedrooms. The left wing of the breweries will be allocated for classrooms and for renting out; two large openings will be provided to allow natural light into the centre of these large open spaces. The energy efficiency is different for the two parts of the project. The new part will be compliant with the norms of the passive standards, thanks to a wooden frame envelop filled with cellulose and the installation of triple-glazed wooden frames. The renovation of the malthouse will meet the standards of a "very low energy" building with insulated internal walls comprising an inner wall filled with cellulose and double glazed wooden windows.

- U values (W/m².K)
hotel facades: 0.14
hotel roof: 0.14 
- 90% hotel efficiency:
N50/h<0.6
Malthouse: N50/h<1.5 
- Thermal solar panels for
30% of DHW 
- Night-time manual
ventilation, solar
protection for the hotel 
- TC (public transport)
close by Bike parking 
- Extensive green roofs
Hotel : 367m²
Malthouse: 271m² 
- Rainwater tank of
40,000 for supplying
water to the WCs 
- Cellulose 
- Recovery of rubble for
concrete 
- Acoustic windows,
providing natural light 

IN FIGURES

Gross area	6661 m ²
Handover	March 2014
Construction costs, VAT/grants excl.	€737 /m ²
Exemplary building grant	€392,270



A MIX OF ACTIVITIES

The project breathes new life into a vacant building by proposing a dynamic range of activities. The main purpose is to transform the site into a place of exchange, work and relaxation. Thanks to its function and its energy-efficient renovation, the building will attract tourists on the West bank of the canal. The old section and the new volume will share vertical movement of traffic, which will act as a transition between the areas meant for hotel management training and those meant for its practical use. The classrooms will not occupy the entire area available in the old section. All the open areas that occupy more than 825 m² each will be renovated without being completely developed and leased out to promote other activities. Certain activities like setting up a crèche or constructing a Turkish bath, artist studios or CPAS offices have already been mentioned.

A PASSIVE HOTEL

The new construction is the first hotel to be constructed in the commune and the ambition of making it passive is what makes it unique in Brussels. This attribute is an asset for this establishment whose objective is to attract tourists. It will create awareness among the customers coming to the hotel about preservation of natural resources: *"To come to Hotel Belle-Vue is to experience a lifestyle and accept a sense of responsibility towards becoming a thoughtful consumer"*. Small informative signboards will be put up in the hotel bedrooms and lounges to shed light on the concept of a passive building and promote green tourism.



The water flushing installations of the WCs in the bedrooms will be supplied by a 60,000 litre rainwater tank. The thermal solar panels will partially (30%) cover the significant demand in the hotel for domestic hot water.

Preservation of the built heritage of breweries made it impossible to attain the same efficiency as the hotel. For example, the installation of shading devices that are essential for a compliant renovation would have undermined its historical character.

ADDED EXTRA

The environment-friendly approach will not be restricted to the passive concept or low energy. Various processes like recycling of demolition waste are also planned: the aggregates will, for example, be re-used in the new concrete used. This is also the case for recovery and reintegration of important elements into the construction using bluestone.

