

Day 2 Tour – Antwerp Transcript

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Yes. Okay, so I'm going to take you to causing projects in actually in the suburb of an open bar good hands.

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Belton and purpose the second biggest city of Belgium.

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It says typical city as well, very densely boots, very high property prices like everywhere in big cities, I guess.

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We're in a little bit a special area because bottom it offers a bit of a reputation it's a little bit Bronx of Antwerp so that was a first for us to do a project and then in a challenging neighborhoods.

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We started with a bowl group in 2016, and actually this group was the remainder of another group that we formed for a special competition of the city of Antwerp, where they did the competition for not surreal causing project but we picked all the boxes

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so we thought we will look for a group, and file for the competition, but we lost because another developer classic developer did a bit for lots more money so.

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But then we sat together with the group, and they really wanted to continue. So he said, Okay, give us a little bit of time, and you will find us sites.

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And after four months I came back to the group, and I had the sights negotiated with the fixed price so that was a good thing. So this core group remains and then, we started from scratch again.

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This was the sites that we found so it was really a collection of old houses that need to be they needed to be taken down, down because there was nothing of value to be made from from this so it was a.

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I think six or seven.

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Moses and workshops, puts together.

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And so this is the whole area you can see it's, it's in between a lot of other houses that was a big challenge because it has been a lot of talk about are difficult to this to get permission to build since the same thing in Belgium it's actually very

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hard to get permission, especially in this kind of areas where there's lots of neighbors who can file your complaints about the project to be built and then.

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Yeah.

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Sometimes it takes a lot of time to get a building permission. So, but, fortunately, enough, we did a lot of communication to the neighborhood so that was again.

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And actually the power of the project was an old print workshop, and that was full of old printing machines you can see pictures of them here so that was quite nice actually.

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The name of the project. In the book, refers to printing as a as a as a workshop.

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And so we did the recruitment sessions on site because the there was a building, and it still was more or less usable So between the in between the machinery.

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We did the presentations to recruit for group.

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That's some work but like I said before, so the way we work is we, as a professional business we negotiate the side but we also do all the, all the marketing and the recruitment, together with a group.

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So, we are there. This is our guy. Presenting the project and then the architect is also there. And then, the group is also there to participate and to answer two other questions that that new people might have so it's a good combination of having professionals

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in the room, and then having the, the future causing causes on sites to to recruit new people.

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Actually, I.

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We took over the site from another developer was frustrated with the City Council, because he didn't get permission to build. And actually, you had a framework of what was supposed to be built was already laid out, you knew how high we could go with a

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building od pre built.

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So this is not to causing layouts. This is the layout of the developments, before us.

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And you can see some your challenges to make a causing out of this because you know the challenges that the causing you want to make the circulation.

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One that in that way that is people coming into the project. They will bump into the neighbors and they will make a connection to their neighbors, and you see your a building with two course two pairs of stairs.

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And that's a problem because you split up the product into, and you have the risk of creating to kill communities, Indian so that's something that we, we don't want also does not come space in the span of course it was Glasgow, building, and we created

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the common house in the backyard. So actually, this is special. It's very complex, of course, but the backyard is in the old printing shop.

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The common houses in the old printing shop at the back of the garden, and this was also an advantage. The advantage because this was a, an existing structure and the group could do a lot of stuff, a lot of work themselves to start from this existing structure.

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So this is the how the building is.

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This is the prompt plan of the ground the ground floor and you can see the entrance it's one entrance and he goes straight to the barn, very thin, she continued and you walk straight into the common house and that's what what we want, you can actually

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see the bonus. When you walk on the streets, through the porch.

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There's also the bike bike sheds in front who continues to dance.

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The only function that we kept in the main building the common function is the laundry, it's next to the elevator which is also convenient for the,

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for the causes to do their laundry like that.

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Science. So this is a the bounce common house, I will show some pictures later so there's every function you might expect in a real house. It's quite big, also actually because they, they have to workshop so a lot of people rushing for for a workshop

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area.

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This is actually a sketch I want to show you because it's difficult to take a picture from this perspective.

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And this shows how, how we've done the circulation so actually you come into the building. And you can walk to the back, the back there's the elevators the stairs, and you go to the individual units fire back, so we created these services, and they have

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two functions, it's a private terrorists. The first two meters, but then it's a message for the, for the unit next to you.

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So there's a little bit of privacy issue. On the other hand, there's only one neighbor next to you so this this privacy is issue is, is limited, but it has a great advantage that these terrorists they're self oriented so that's where you have, you want

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to be where the sun is when the sun is there in Boston that doesn't happen a lot, but that's where you want to be. And you can also from each terrorist, you can have a look at the common house, and that's really what we wanted to have.

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Yeah, you can make a connection, and you can you can join for, for some events.

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So this is all the building looks like today.

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You have debates the the architecture of course but that's the responsibility of the architects.

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These areas.

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They are in metal right now. We would have lost the scene other material but this was the the cheaper way to do it's the budget to towards otherwise.

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Here at the left you can see a little bit of the concrete structure that was left from the workshop so they left it there.

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And here you can see also on the ground, ground floor their private areas is very limited.

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But you can see you can very clearly see that their private. That's always a challenge with this urban causing communities that you, you want to

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keep your privacy as much as possible, but you're always very close to, to the common garden as well so that's that's what we have here.

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But the seems to work very, very well. People sense of privacy a little bit with disbands and so on which to, to grow so they've done it quite well.

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Another look. So this is look at the common house.

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It's also very ecological building.

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I haven't done a slide about this but it's also it's all the main building is a wooden building. It's a co2 building as well. and they've all used ecological materials so the hemp hemp line to polish the US so.

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So this is look at the common house in the back of the garden.

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Another look so there's a lot of outside areas also some some areas neuroma have a roof to play. So, children don't need a lot to play so there.

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When we visited our two children were immediately on the roof that's, they found it immediately.

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This is a common house from the insights.

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So the dining area.

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You know, it's fun when you visit a cause and community there's, there's always balloons always balloons and flags because there's always some kind of event going on so that's fun thing to notice, and other sort of the the living room with.

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Another shot of the living room with. Yes, shared library that's something you see in every community as well make so much sense to put your books and CDs and stuff like that, in the shirts room.

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This is a kitchen that's a professionally equipped kitchen.

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Also, notice the acoustic ceiling. Something very important in corners.

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Another sort of the kitchen the buses buses to the dining area.

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You have a very nice view view from the kitchen to the garden and to the Paris of the house as well. It's a very nice place to be.

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This isn't the terrorists.

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So at the end of the project or very low on budget.

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So they were very creative they reuse the, the, the publicity sign as a ceiling for for the sun.

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This is the playing room for the kids with which has a double function so so the the entrance of the common house where you can put up your jacket tunnel in the traditional world with messages sickness.

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the Lima hemp finishing the old bits there on their own. So the main building was built completely by builder, and they focused on the, on the common house to put effort as a, as a group to do it themselves.

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They have two guests rooms.

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They have two workshops, so one dirty workshop, I want to do this kind of dirty work, and they have for one day workshop where they do audiobooks business actually not a workshop looks a little bit on that.

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It's a co working area, which they still have to finish a little bit but yeah obviously during after or during the pandemic this game a very important.

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This is the black shirts.

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It's a quite large, but it's never large enough in any causing, especially in urban developments where. Very few people have caused this is to challenge for the city council's we always have discussions about how many calls that we have too many parking

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places we have to provide, I didn't include a picture of this but so there's a basement to the bar parking in its number this is the much more important players, of course.

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This is a picture of private units so you can see that it's a co t building.

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So it wouldn't building completely, which is very unusual in Bozeman this.

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I don't think our 10 building sincerity in emboldened to it's really a groundbreaking a little bit and it has a lot of potential.

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I don't know, in other countries but there have been studies that this is actually the way to backlog crime climate crisis in the building in the building central because a timber building the XV carbon dioxide, instead of using its during a building

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process so it's a very ecological and this is the future way of building.

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The nice thing about this project is the higher if you get high up to the apartments and you have a very nice look on the canals, it has a green roof they still have to install some, some solar panels they'll have some space to install solar panels.

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So, but you have a very nice look on the, on the bottom of the house. You see a look at the terraces on the on the first and flowing floor so they have operators of private areas.

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But then there's still a passage for the next.

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Was it to go to mission and so that's that's the way they solve this, and it's it's a very nice way to have interaction between neighbors as well.

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The nice thing also in this project is that if you get to the eyes floor you can see the central station of the city and then some historical buildings, so they have a bit of a nice view as well.

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I have mentioned this so these are 18 units was done and more or less five years which is okay, including sites search and building our song, so that small as the timeframe the, you look for

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And it was a very ecological project because that was rubbish of the group of causes and also they appointed an architect was really specialized in this, which was not always easy because a lot of these ecological choices are still more expensive but

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they did it anyway so they use geothermal heat pumps, for their heating.

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It was all kind of ecological material. So, yeah, very nice verdict on the people are very happy living there right now.

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Great. Thank you. I know it's hard to go through so many projects so quickly, appreciate both Federico and Marcus doing that.

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We probably have time for like one question.

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I see that Laura has put one in the chat about wondering if you did a competitive price on CLT versus standard construction.

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Yeah, co2 is definitely more expensive, so it's.

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I would say about 10% more expensive than the traditional building.

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And it shouldn't be like that, if you would pricing carbon dioxide correctly than it should be that as it was expensive, but here we are not there yet.

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Okay.

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It's Monday difference in Australia because those are we don't have a lot of forests.

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So we have to import all the woods from from Scandinavian probably Germany as well, so that we don't have to good so it's it's easier to get bricks here to get with so that's, that's probably yeah it's going to Navy the boots, more with so what's done

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and we do you have locally. Yes.