

QUELQUES VILLES HISTORIQUES IMPORTANTES EN BELGIQUE

Vous trouverez dans cet article un aperçu des efforts consentis par des villes ayant un patrimoine architectural important comme Anvers, Bruges, Bruxelles, Gand, Namur.

Il n'a pas été possible de faire une synthèse complète de la situation belge car les informations sur d'autres villes n'étaient pas disponibles. Un fait important est que les différentes villes donnent le plus souvent des subsides pour la restauration d'immeubles de valeur. On subsidie aussi de plus en plus les travaux d'équipement des maisons d'habitation, ce qui amène à une amélioration directe de la qualité du logement.

Les moyens financiers sont encore complètement à charge de la ville concernée. Beaucoup d'efforts ont aussi été consentis pour l'amélioration de l'espace public.

L'intention des autorités locales est de stimuler par leurs efforts les propriétaires privés pour qu'ils contribuent eux-mêmes à la remise en état des monuments et de la ville. Les contacts entre les différentes villes historiques sont favorisés par l'Association des Villes et Communes Historiques. Leurs besoins et questions vis-à-vis de l'autorité centrale y sont coordonnés. L'Association fait également office de centre d'échange d'informations et de connaissances.

Ir. Luc CONSTANDT

SOME IMPORTANT MONUMENT TOWNS IN BELGIUM

This contribution gives a glimpse of the efforts made by towns with an important monumental heritage, such as Antwerp, Bruges, Brussels, Ghent and Namur.

It was not possible to draw up a complete synthesis of the situation in Belgium because information on other towns was not made available.

What is important is that most of the various towns grant subsidies for the restoration of valuable buildings. Increasingly more often the furnishing of private houses is also subsidised, leading to an immediate improvement in the living quality.

The full cost of this still has to be met by the town concerned. Much effort has also been put into the improvement of public areas. The objective behind this is to stimulate the private owners into collaborating on the repairs contemplated to monuments and town through the efforts of the local councils. Contacts between the various monument towns are promoted by the Association of Historic Towns and Municipalities, which coordinates their needs and requests with respect to Central Government. At the same time the Association acts as a centre for the exchange of information and knowledge.

Luc CONSTANDT

ANTWERP

1. *The total area of the City of Antwerp*: 139 km² and 83 ha.

2. *Historical center (area between the middle Leien and the Scheldt)*: 320 ha.

3. *The organization of monument preservation.*

The preservation of monuments comes under two divisions of the Public Works Service:

1. The Planning Division, to which the Monument Preservation Bureau belongs.

This Bureau, which consists of the director of monument preservation and an administrative director, has been responsible for the following since 1971:

- the inventory of the patrimony
- preliminaries to legal protection
- informing the public with regard to restoration
- recovery and sale of old construction materials
- scientific studies
- advice with regard to building permits for legally protected or valuable buildings
- advice with regard to restoration work done by the City of Antwerp (Municipal Buildings Division).

2. The Municipal Buildings Division carries out the restoration work on historical municipal buildings. It employs three architects and four draftsmen on a permanent basis.

Fig. 1. - Antwerp — aerial view of town centre.





Fig. 2. Antwerp view of the roadstead.

4. Finances

The special budget (investments) provides 188 million francs for 1980 for restoration work and 8 million francs as the city contribution to work on legally protected monuments owned privately. Total: 196 million francs for restoration work.

The total special budget for 1980 is 850 million francs. Thus, 23 % of the total special budget is allocated to restoration work.

5. Subsidies

The possibility of granting a municipal subsidy to private individuals for facade cleaning and restoration is being investigated for certain valuable but non-legally protected buildings that are located within a townscap.

Since 1934, the City of Antwerp has regularly maintained and restored 22 facades of non-legally protected but valuable buildings.

6. Participation and informing of the public

For three important parts of the city, namely, the inner city, the Dam area, and the South, structure plans have been drawn up and wide-ranging public information and discussion meetings were held.

The major lines of these plans consist of a new approach to the traffic problem and a functional revaluation of the built-up areas.

Two other structure plans — one for the Eilandje area

and one for the Stuivenberg area — have also been drawn up and will be presented to the public.

A number of destination and construction regulations are always specified in order to respect the particular character of the old built-up area. The destination prescriptions stress primarily the preservation of the residential function, without excluding, however, other functions. These other functions may not increase to the extent that the residential function is threatened.

7. A very important activity in recent years has been the construction of pedestrian areas in the Antwerp inner city:

Place	Area (m ²)
Area of the Vleeshuis	2,755 m ²
Groenplaats	12,745
Handschoenmarkt	3,430
Lijnwaadmarkt	2,160
H. Conscienceplein	1,750
Ossenmarkt	1,400
F. Halsplein	3,900
Pelgrimstraat	570
Wilde Zee	3,620
De Wapper	4,385
T. Van Rijswijckplaats	2,215
St-Andriesplaats	3,470
Project Prekerskazerne	670
Mechelseplein	1,060
	<hr/> 44,130 m ²



Antwerp Kloosterstraat 155 (S) before restoration.



Antwerp Kloosterstraat 155





8. Other initiatives

A) To accomplish this objective of the City Administration with regard to monument preservation, it has itself taken initiatives and also encouraged initiatives in the private sector. A number of historically very valuable buildings have been classified as monuments. The accompanying table gives the increase in the number of classified buildings in recent years. These buildings all come under consideration for government subsidies in the event of restoration (paid for partly by the state, province, and commune and partly by the private owner himself). In some cases these buildings are city property or they are acquired by the city. In addition, 6,333 buildings, parts and accessories of buildings, constructions, pictures, memorials and the

like, as well as buildings belonging to the townscape have already been inventoried.

Table: Evolution of the total number of classified buildings and urban landscapes

Year	Monuments		Urban landscapes	
	Number	Cumulative	Number	
1936-1975	110	110	8	8
1976	227	337	1	9
1977	9	346	—	9
1978	2	348	1	10
1979	10	358	—	10

At the moment, there are about 350 buildings being considered by the City Administration and by the State Service for Monument and Landscape Preservation for classification.

Fig. 5. - Antwerp — Groenplaats — previous condition.
— present condition.

B) OBLIGATORY RESTORATION

Smaller units of city property are sold or leased for long terms with the obligation that they be restored.

C) MANUAL

To be able to satisfy the requests of many private parties, the City Administration has put together a manual entitled «Some tips for the restoration of old houses». A few thousand of these manuals have already been sold. The table of contents is as follows:

1. The initiatives taken by the State and the City Administration regarding monuments and townscapes (inventories, classifications, scope, specifications of urban architecture).
2. An initial survey of the architectural situation of a building (roof, masonry, plastering, cellars, foundations, woodwork, floors).
3. Some indications for the maintenance, repair, and restoration of historical residential facades.
4. Short directive for the reconstruction of residential facades
5. Repair of carpentry work and woodwork.
6. Problems of dampness.
7. Cleaning of facades.
8. Insulation.
9. Improvement of stability.
10. General tips for reconstruction.
11. Electrical installation.
12. Heating.
13. Premiums granted by the authorities.
14. Financing without a state guarantee.
15. Advertising, signs, inscriptions.
16. A worked-out example of the repair and reconstruction of an old house.
17. The destination and construction prescriptions for the inner city.

To deal with all these subjects exhaustively is, of course, excluded, but the manual does give the prospective rebuilder or restorer a thorough survey of what he has to take into account should it be necessary. Indications of the direction in which solutions can be found are also given.

D) VLEESHUIS PROJECT

To restore the residential function, the City Administration has, via recognized construction companies, built or designed social housing in the inner city. The program comprises more than 1,000 residences in all.

From the point of view of urban architecture, the intention is to fill in the gaps caused by previous slum formation as quickly as possible so that, from the social point of view, the fabric of urban architecture will again be complete. The scope of these projects differs conceptually from traditional housing construction. In the inner city, it is always a matter of small projects (20 to 60 houses), because the structure of the historical city does not lend itself to projects of several hundred new residences all built at the same time. The most impressive project, which is already partially completed, is that of the neighborhood of the Vleeshuis situated behind the Stadhuis. This project has a very long history. First, it was a matter of repairing war damage immediately after the Second World War. Then it became part of an ambitiously conceived project of slum clearance, the extent of which was so large that one had to wait many years for there to be tangible results since the financial impact was too large. Finally, it became part of the policy of urban renewal sketched above.

The principal characteristics of this project are:

1. These are social residences because the City Administration was of the opinion that lower income groups must also have the opportunity to live in a reconstructed historical area.
2. In the reconstruction of this area, it was stipulated that the existing historical street layout must be preserved and be made traffic free.
3. The roof pattern must harmonize with the surroundings, and particularly with the roof of the nearby Vleeshuis.
4. Particular attention must be given to the facade materials used. The City Administration placed 300,000 old bricks at the disposal of the contracting public building company.
5. The land was given in concession at very low prices to this company in order to make the construction of social residences possible.

The first phase of this project has been completed, and the second phase has been contracted for. In the immediate vicinity, there are still a number of smaller projects being executed such as the restoration of old buildings, the construction of new buildings, the laying out of a neighborhood park, etc. Everything indicates that this very old neighborhood will again become a normal link in the overall city scene within a few years.

BRUGES

NOTE CONCERNING MONUMENT PRESERVATION AND URBAN RENEWAL

1. *Total area of the City of Bruges*: 13,100 ha.
2. *Area of the historical center within the city walls of 1297*: 370 ha.
3. *Organization*

For the organization of urban renewal, the College of the Burgomaster and Aldermen of the City of Bruges has various instruments at its disposal:

3.1. *The Monument Preservation and Urban Renewal Service*

to the activities of this Service belong:

- Processing of building files

The Service advises on each building files for new construction, remodeling, facade adaptation, and res-

toration. Approximately 500 files are handled annually.

- Urban architectural planning

Urban architectural planning consists of the preparation for urban planning, i.e., the structural plan and the section plans. The basic material for the framing of the section plans consists of the inventory cards of the houses in the inner city.

Of the 50 section plans for the 9 city quarters, 23 have been completed.

- Restorations

The Monument Preservation Service advises on both private and public restorations. Each file is followed from the beginning. For the restoration of city property, the Service conducts a source study. For large

Fig. 1. - Bruges, Burg. Situation in 1978 before the redirection of traffic. The square was used exclusively as a car park and also through traffic from Steenstraat passed through the Burg in the direction of Hoogstraat.





Fig. 2 Bruges, Burg. Situation in June 1979 after the redirection of traffic

pieces of city property (such as the Begijnhof), it executes its own plans.

- Study and documentation, information and publication

- Personnel

Twenty-six people are employed in the Monument Preservation and Urban Renewal Service. Among them are an engineer-architect, art historians, architects, architectural draftsmen, and a team of workers.

3.2. *The Commission for Urban Landscape*

All important architectural changes in the inner city are advised on the by consultative Commission for Urban Landscape under the chairmanship of the Alderman for Urban Renewal.

3.3. *The Steering Committee*

The Steering Committee, which is also a consultative commission, consists of officials and external consultants and evaluates all urban architectural changes in the inner city.

3.4. *The Traffic Commission*

The Traffic Commission advises on important alterations in the traffic pattern.

4. *Budget*

In the annual budget, significant disbursements are foreseen for urban renewal projects such as restoration of city property, grants to private parties for restoration work, maintenance and repair work on large monuments, and constructing traffic-free zones in the inner city.

In 1980, 227, 580, 000 BF were provided in the budget for renovation and restoration projects.

5. *Subsidy Systems*

5.1. *Subsidy for Artistic Restoration*

A private owner can apply for a city subsidy for the restoration of non-protected though valuable property. This amounts to 50 % of the restoration costs of the visible portions (front facade, roof) and 30 % of the restoration costs of the non-visible portions (rear fa-

cade and valuable interior elements). This system was introduced already in 1877. Approximately 400 houses have been restored with subsidies over the last 100 years. At this time, 5 to 8 million BF are granted for private restoration annually.

5.2.a *Subsidy for the functional improvement of residences*

b) *Subsidy for attachment to the public sewage system, with elimination of discharge in surface water*

a) The subsidy system discussed in 5.1. above is oriented exclusively to historically valuable buildings. In the inner city, however, there are a great number of historically unimportant houses of inadequate living quality. Therefore, supplementary subsidy systems were set up to allow owners and renters to acquire housing improvement premiums for functionally inadequate houses.

To come under consideration for the subsidy, the work must effectively improve the living quality ac-

cording to the requirements of healthy and appropriate housing.

Grants for the functional improvement of a residence are only allowed for residences of which the cadastral income does not exceed a certain limit. The amount of the grant is set at 40 % of the cost of the work done or equipment installed, exclusive of V.A.T., with a limit of 150,000 BF per house.

b) The intervention for the connection of a house to the public sewer system amounts to 75 % of the costs, with a maximum of 90,000 BF, exclusive of V.A.T.

These city subsidies have been operative since 1 January 1979. In 1979 6 million BF were provided for this in the budget. The amount was raised to 12 million BF in 1980.

5.3. *Subsidy for the installation of placards and overhanging signs*

At the municipal council meeting of 27 november

Fig. 3. - Bruges, Hoogstraat 34. Before restoration. The 18th century facade of the probably 14th century building was altered in the 19th century. Before the restoration the house was in a seriously dilapidated condition.



Fig. 4. - Bruges, Hoogstraat 34: after the restoration. During the restoration the 18th century appearance was reconstructed according to a drawing kept in the town archives.





Fig. 5. Bruges, Walstraat 16-18. Before restoration. Dwellings from the 16th and 17th centuries

1979, a new subsidy system was approved for the installation of artistic placards and overhanging signs. Both proprietors and operators of commercial and industrial buildings are eligible for a grant. The amount of the grant is set at 40 % of the cost with a maximum of 25,000 BF.

6. *Information and public relations*

The Monument Preservation and Urban Service continually functions as an information bureau for the population. Every morning, the public can go there with problems concerning residential restoration and renovation.

In addition, every year numerous groups of interested people from Belgium and abroad (restoration specialists, architectural students, etc.) are received and given guided tours through the city. The purpose is to make known the Bruges approach to renovation.

A very important task, which will certainly have to be developed further in the future, is that of informing the public about plans, projects, and section plans for the inner city.

An information official, who will be hired by the city, will play an important role in this.

7. *Important activities in the city*

The city administration sees the improvement of the livability of the inner city as one of the most important options. For optimal functioning, the ideal number of residents is set at around 32,000 (now around 25,000). In view of this, it is logical that the activities of the city be primarily oriented to the increase in the number of healthy and functionally appropriate residences and the improvement of the residential environment.

a) Bruges has been carrying out a vigorous purchasing policy for a number of years. The purchased buildings are made habitable by restoration and remodeling. Recently, there has also been more cooperation between the city administration and the Society for Social Housing. Various projects have been carried out in conjunction with the Bruges Housing Society. We note the already inhabited apartments of the Zilverpand (120), the residences on the Vlamingdam (11), on the Stoelplein (4), on the Kalvariebergstraat (29),



Fig. 6. - Bruges, Walstraat 16-18. In 1980 the houses numbers 16 and 18 were combined into one and restored respecting the contributions of later centuries.

on the Coupure (4), and on the Gappard— en Violierstraat (4).

b) The improvement of the residential environment depends in large measure on making the space between the residences, i.e., the public area, attractive. Since exacting architectural quality demands are placed on the private owners, an extra effort is also necessary on the part of the authorities in the laying out of the public areas.

Among the responsibilities of the city in the public areas are:

a) Reconstruction of streets and squares.

When the mechanical traffic is restricted, space becomes free for pedestrians. The streets can be readapted by widening the sidewalks, laying out of auto-free streets and squares (Breidelstraat, Burg, Blinde Ezelstraat, Vismarkt, Huidevettersplein, Hallestraat, Sint-Amandstraat, Kleine Sint-Amandstraat, Eiermarkt, Simon Stevinplein, Schouwburgplein, and Kraanplein, with a total area of 21,998 m²), creating enclosed residential areas, for which Bruges was the

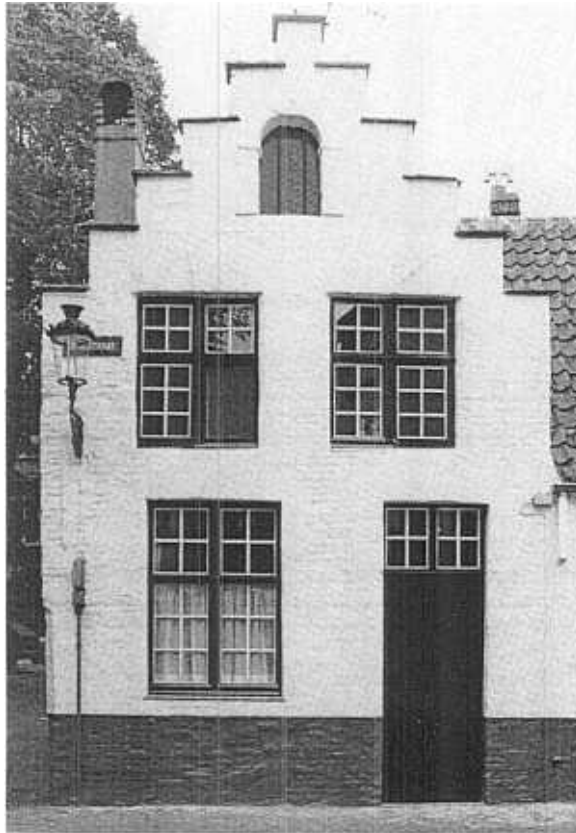
leading city in Belgium (Ganzestraat and Moerstraat).

For the road surface — the «third wall» of the street is thus worthy of just as much care as goes into the facades — are natural stone instead of bleak, dead asphalt.

For illumination, street lights modeled on the old Bruges lanterns will be installed. Special efforts are also being made in the design of the other street accoutrements.

b) Cleaning of the canals

To resolve the problem of the heavily polluted canal water, it was decided in 1972 to install a new sewer system to take the waste water out of the canals. This difficult job is now three-quarters finished: only the northern sector of the city has yet to be provided with new sewers. The old city canals have also been dredged out. The coast works mechanism that separates the inner and the outer canals was closed, and fresh water is regularly provided from a reservoir south of the city.



c) Planting vegetation

Finally, concern for vegetation in the city is an important aspect of the urban renewal policy of Bruges. Therefore, in recent years various private gardens have been purchased, of which one has already been opened to the public — the Minnewaterpark.

The city also purchased and «reorganized» interior property (inner gardens on the Oostmeers-Westmeers and on the Ropeerdstraat and the Speelmanstraat were sold to local residents so they can enlarge their own gardens). Demolition of impeding or dilapidated buildings provides room for new plantations, for the

creation of neighborhood gardens, allotment gardens, or playgrounds.

In addition to the maintenance of existing plantations, new trees are being planted. Young trees are planted but serious experiments are being carried out in the transplantation of larger trees here and there in the inner city.

Both official and private flower planting projects complete the green image of the city.

Luc CONSTANDT
Engineer-architect
City of Bruges

BRUXELLES

La superficie totale de Bruxelles est de 3.292 ha et comporte, outre le centre historique (457 ha), les anciennes communes de Laeken, Neder-Over-Heembeek, Haren et les quartiers Louise/Roosevelt et Nord-Est.

La protection du patrimoine public de la Ville relève du Service de l'Architecture qui fait partie du Service technique des Travaux Publics constitué d'un cadre multi-disciplinaire.

Ce service a également pour tâche l'aide et le conseil aux particuliers pour tout ce qui touche la restauration des édifices anciens. D'autre part, le Service des Propriétés Communales gère et restaure le patrimoine privé de la Ville.

La Ville de Bruxelles consacre annuellement les sommes suivantes :

- 130.000.000 FB, à la protection du patrimoine public;
- 20.000.000 FB, à l'aide aux particuliers sous forme de primes;
- 500.000.000 FB, à la conservation de son patrimoine privé.

En matière de subsides, le 26 juin 1978, le Conseil communal adoptait deux règlements relatifs à l'octroi de primes pour l'amélioration fonctionnelle des habitations et la restauration des façades et ce pour une période d'application de deux ans. Ces règlements, entrés en vigueur le 7 mai 1979, ont aussitôt connu un certain succès auprès des Bruxellois. Tant et si bien que le Collège a proposé au Conseil, le 5 novembre dernier, de proroger pour cinq ans ces règlements, légèrement modifiés et complétés par un troisième volet relatif à l'isolation phonique. Cette nouvelle décision a

Fig. 1 - Bruxelles, Boulevard M. Lemonnier.





Fig. 2. - Bruxelles, rue au Beurre.

été approuvée par l'autorité supérieure et les trois règlements sont devenus exécutoires le 22 mars 1980.

AMELIORATION FONCTIONNELLE DES HABITATIONS

Rappelons que le règlement de 1978 accordait une prime de 80.000 F maximum par logement pour l'exécution de travaux améliorant le confort des habitations comme l'installation de cuisine, de sanitaires, d'un chauffage central, le placement d'un ascenseur et la réalisation d'un garage. L'intervention est de 30 % du montant, celle-ci pouvant être accordée séparément pour chacun des travaux envisagés. D'autre part, des majorations d'intervention étaient prévues pour les handicapés (50 %), les propriétaires occupant leur logement et les jeunes ménages (30 %).

Les modifications apportées au règlement sont les suivantes :

- la prime ne sera pas accordée ni pour des immeubles de moins de 10 ans, ni pour des appartements de type « flats »;
- pour les jeunes ménages, un effort particulier est consenti pour ceux qui se rendent propriétaires de leur logement : une prime double, de deux fois 30 %, est prévue, mais elle ne sera accordée qu'une fois; de même, toutes les majorations ne sont accordées que pour le logement occupé par le bénéficiaire;
- l'intervention concernant la construction d'un garage est portée à 30 %.

RESTAURATION ET RAVALEMENT DES FAÇADES

Le règlement adopté en juin 1978 prévoyait déjà une extension des interventions de la Ville dans les frais de restauration des façades situées aux abords de la Grand-Place. Désormais, il est proposé d'accorder une prime de 15 % pour le ravalement des immeubles d'habitation quelle que soit leur qualité architecturale. Ce montant peut, dans certains cas, être cumulé avec les 25 % d'intervention de l'Etat, ce qui représente 40 % de frais.

ISOLATION PHONIQUE

D'après une enquête faite récemment, il apparaît que les principaux motifs pour lesquels la population quitte la ville sont les inconvénients dus au bruit comme ceux dus à la circulation automobile. Il a donc été proposé d'adopter un règlement octroyant une prime pour le placement d'un double vitrage ou de survitrage, de même que pour l'adaptation des châssis. Le

Fig. 3. - Bruxelles, rue de Rollebeek.



montant proposé est de 30 % avec un maximum de 30.000 F par logement.

Afin d'attirer l'attention des habitants sur ce qui se fait notamment en matière de protection des monuments et de rénovation urbaine, la Ville publie chaque mois une revue intitulée « Bruxelles, ma ville ».

De plus, des expositions sont organisées (voir « Urbanisme et rénovation urbaine » - mai-août 1979), de même que des commissions informelles avec les habitants.

Enfin, on prévoit la publication d'une brochure qui donnera de manière précise le détail des primes accordées à la rénovation d'anciens immeubles. Cette brochure fera l'objet d'une très large diffusion de manière à informer la population de toutes les possibilités qui lui sont offertes dans ce domaine.

En matière d'amélioration des voies publiques, l'effort de la Ville se porte dans différents domaines :

- programme général de réfection des trottoirs par phases, visant quelque 35 km de trottoirs; notamment

après les travaux du métro aux boulevards du centre et bientôt à Laeken;

- piétonniers et « woonerven » : de nombreuses rues ont été réservées aux piétons et d'autres seront prochainement soumises à une réglementation particulière où la circulation est autorisée mais où le piéton occupe une place prioritaire, il s'agit des zones résidentielles. Parmi les réalisations récentes citons, la rue de Rollebeek et la rue au Beurre près de la Grand'Place. Pour les zones résidentielles, deux projets sont à l'étude dans des quartiers où ont été construits des logements sociaux comme la rue du Miroir et la rue de la Querelle;

- fontaines : un vaste programme de fontaines a été entrepris pour faire rejaillir l'eau aux quatre coins de la ville — soit dans des fontaines en fonte reproduites suivant des anciens modèles soit dans des fontaines en pierre. L'ensemble du programme réunit une trentaine de fontaines pour un montant d'environ 80.000.000.

Fig. 4 Bruxelles, square J. Palfyn.



Un concours d'idées lancé à la fin de 1979 dans le cadre du millénaire de la Ville et doté de 300.000 F de prix, a réuni vingt-trois projets. Deux d'entre eux ont été primés par un jury comprenant des architectes et des sculpteurs, à savoir ceux de MM. Richard Flament et Philippe Ermans d'une part, et de MM. W.

Bielyszew, K. Jaroszewski et A. Skopinski d'autre part. C'est finalement le projet de ces derniers qui fut retenu pour être réalisé au boulevard Emile Jacqmain.

Bruxelles, 27-05-1980

GHENT

What is called the historical inner city occupies the greater portion of the city, i.e., 644 ha. The limits that define this area were determined by the city expansion that occurred in the second half of the 13th century. Fortifications were built around the new city in the 16th century. Major roads were constructed later where the fortifications stood, so it is possible to follow the borders of the then City of Ghent on a modern city map. The old ring departs from the Neuseplein and runs along the Sassevaartstraat, Het Dok, Kasteellaan, Heirnislaan, Vlaamse Kaai, Keizersvest, Sint-Lievenslaan, Citadellaan, Burg, Ch. de Kerchovelaan, Ijzerlaan, Godshuizenlaan, Martelaarslaan, Bisschop Triestlaan, Einde Were, Nieuwe Wandeling, Begijnhoflaan, Opgeëistenlaan, Blaisant Vest, and Neuseplein. The borders of the historical inner city do not coincide completely with those of the activity area of the monument reservation service.

Certain areas that lie within the ring described above have not been included in the action area because of their relative unimportance. Other areas situated outside the ring were included in the action area. This is the station area and the streets around the Citadel Park.

DATA CONCERNING THE MONUMENT PRESERVATION AND URBAN ARCHEOLOGY SERVICE OF GHENT

1. *Total area*: 15,469 ha., Greater Ghent
2. *Total area of the historical center*, Gentse Kuip: 65 ha.
3. *Organization of monument preservation*

In December 1978, the College of Burgomaster and Aldermen decided to transform the Archaeology and Historical Monuments Service to the Monument Preservation and Urban Archaeology Service. Both sections, however, work autonomously.

The monument preservation service is divided into a number of sectors, each of which deals with one particular aspect:

- Processing of building files

Here attention is given primarily to the files that deal with houses within the action area. Aesthetic, art historical, landscape, and archaeological factors are investigated.

- Preliminary studies

The object of these studies is to give the owner or designer a package of information about the property. A report is drawn up of each study that consists of the

following points: history, scale drawing with indication of the results of the samples, scale drawing with indication of the parts to be conserved, suggestions, photographic report, and results of the architectural-archaeological and technical construction study.

- The Service's own designs

Designs for restoration, renovation, and new construction projects are developed by the architects of the Service.

- Advice and assistance with restoration files

This sector provides all kinds of advice and sometimes proposes alternatives to a restoration project. It also, among other things, assists in major restorations, e.g., the Stadhuis, Belfort, Sint-Niklaskerk, and the Toreken.

- Information-education sector

Here the stress is placed on providing information to the public. On the initiative of this sector, an information bureau was established in the city center that is open at specified times and days. Everyone can receive advice there free and without obligation. This sector also organizes exhibitions on a regular basis in the various quarters of the city that deal with specific local problems.

Further, brochures are published about, among other things, the problem of plastered facades, the Patershol action plan, and the renovation of the *beluiken* (small houses grouped around an inner courtyard — 19th century).

- Historical research

This sector, which is of course very important, takes care of the historical publications.

- Restoration workshop

Restoration of small elements: facing-bricks, building inscriptions, wall paintings.

- Planning

This sector cooperates actively in the structural planning of Ghent. The Monument Preservation Service provides developmental models for a number of areas of the city (Gentse Kuip, Sint-Elisabethbegijnhof). The Service is also executing the Patershol action plan.

- Personnel

Around 15 people are employed in the monument preservation service. Among them are art historians, historians, architects, interior designers, and architectural draftsmen. In anticipation of the approval of a

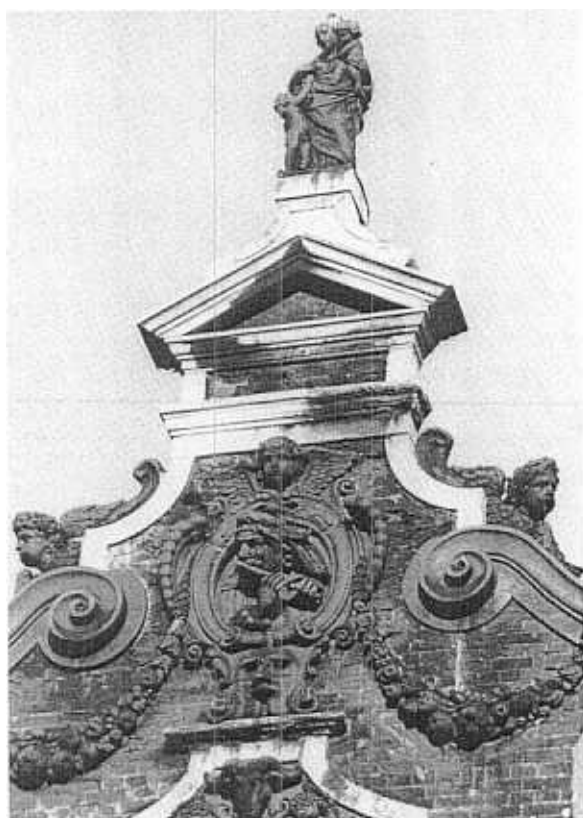


Fig. 1. - «Den vlieghenden Hert» detail house Kraanlei.

definitive staff, they are almost all employed on a temporary basis.

4. Budget (1979)

The sum that is allocated for the restoration of the patrimony.

- Stadhuis: Restoration work	7,000,000
Repair and adaptation work	3,000,000
- Honoraria: Designer's fees	1,580,000
among others, Stapelhuis Graslei, restoration of the building; Graslei nrs. 1, 2, 3, reconstruction of the facade; reconstruction of the houses in the Martelaarslaan	25,000,000
- Restoration, rebuilding, and painting of all sorts of buildings owned by the city	
- Financial contribution to work on privately-owned classified buildings	10,000,000
- Belfort-Lakenhalle, restoration of 2 facades	2,000,000
- Gravensteen, adaptation work	3,000,000
- Purchase of historical buildings	75,000,000

- Designer's fees	2,000,000
- Restoration	7,000,000
Building on Lange Steenstraat, Huis Toreken, Oud Vleeshuis, Schepenhuisstraat, Huis Bolle Onderstraat	
- Preliminary study, historical buildings	500,000
- Sint-Pietersabdij, execution of restoration and adaptation work	15,000,000
	<hr/>
	151,080,000

The City of Ghent grants subsidies for the restoration of noteworthy buildings that are not protected legally. This system is intended to encourage private initiative with regard to the restoration of elements of the city landscape that are of artistic and historical value.

What buildings are eligible for such a subsidy?

- Noteworthy buildings or parts of them that are at least 50 years old.
- These buildings, of course, must be within the City of Ghent.
- Buildings that are not protected by a Royal Decree, since those so protected are subsidized in another manner.
- The buildings must be the property of a natural person or a non-profit organization.

What work is subsidized?

Restoration work on facades and roofs as well as artistically historically noteworthy permanent elements of the building that are not visible from the street.

Naturally, the work must be carried out in accordance with the advice and under the supervision of the Monument Preservation and Urban Archaeology Service.

Only one subsidy can be granted for one and the same building.

Amount of the subsidy

- For the facades and roofs, the subsidy amounts to 50 % of the restoration costs. For the rear facade, the subsidy is 30 %.
- 30 % of the restoration costs are provided for the permanent elements of the building that are of artistic and historical value and that cannot be seen from the street.

6. Participation and informing of the public

As noted above, the Monument Preservation Service has opened an information bureau in the center of the city. It is located at Veldstraat 82 in the Museum Van Der Haeghen. This initiative was taken to give the public the chance to acquire information in a free and unconstrained way about city plans. In addition, attempts are made to open information bureaus in areas for which an action plan has been drawn up. This was the case in the Prinsenhof area, and one will be opened in the Patershol in February. These informa-



Fig. 2. - Oud Begijnhof St Elisabeth, Provenierstraat

tion bureaus are oriented primarily to the residents of the area concerned.

With regard to the participation of the residents, when a development model is being drawn up for a specific area, contact is made with the residents or with a working committee that represents the residents.

7. *Important activities in the city*

For some time now, a great deal of effort has been devoted to the design of a structural plan for the city of Ghent. In this context, development models have been drawn up for various areas. The drafting of such a model takes place on the level of micro-planning.

In these development models, the objectives that are formulated on the basis of surveys are presented spatially. They are, as it were, spatial representations of the desired developments with regard to traffic, residences, care institutions, etc.

Up to the present, development models have been constructed for the Prinsenhof and the Patershol. A development model for the Oud Begijnhof Sint-Elisabeth is being given the finishing touches.

Then the entire project is formulated in terms of an action plan that consists of the concrete working out of the development model. In contrast with the traditional small-scale structural plans, the development model is a flexible working instrument that remains always open to alteration.

8. *Encouraging private restoration*

To encourage people to restore their property, it is very important that the authorities, and here particularly the municipal authorities, give a good example. This is certainly the case for Ghent.

The granting of city subsidies has prompted many to take on restoration work. Moreover, the Monument Preservation and Urban Archaeology Service always provides advice about the property involved. Historical studies are done, and preliminary studies are planned if necessary.

All of this is done in order to bring the restoration work — which must be done with extreme care — to a successful completion.

In the coming years, the attempt will be made to complete as soon as possible the restoration work being

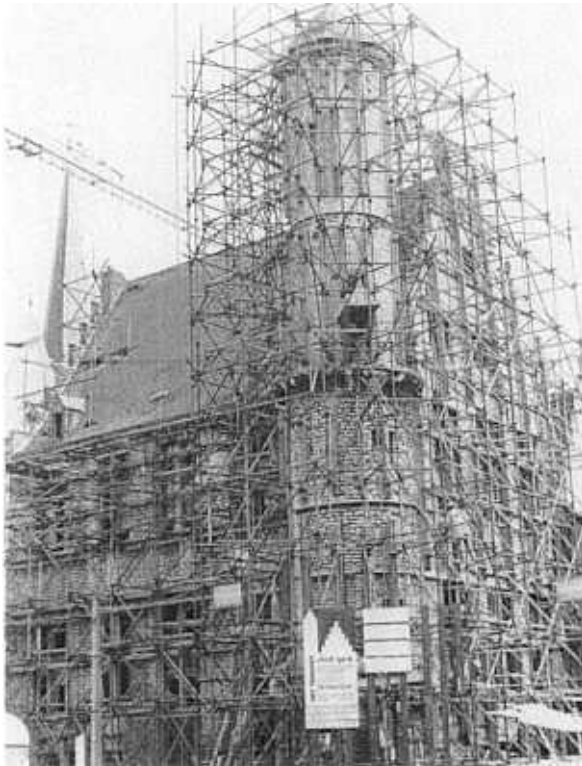


Fig. 3. «Het Torreken» Huidevettershuis, Vrijdagmarkt



Fig. 4. - «Het Patershof» Hertogstraat

done on the Stadhuis, the Belfort, and the Sint-Niklaaskerk.

In addition, work will begin this year on the restoration of the Torreken on the Vrijdagmarkt and the De Raeye house and the adjacent houses — both being the property of the City of Ghent.

In the planning service, a shopping and walking circuit is being worked on for the inner city. The route will be the following: Koornmarkt, Donkersteeg, Gouden Leeuwplein, Burg, Braunplein, Mageleinstraat, Kalandenstraat, Koestraat, Vogelmarkt, Kouter, Zonnestraat, Veldstraat, Koornmarkt.

These plans are encountering opposition from some shopkeepers who fear they will lose business because their clients will not be able to drive to the immediate vicinity of their stores. Solutions to the parking problem are being sought.

One of the problems the City of Ghent has to cope with is its 19th century patrimony. By this we mean the numerous manors, the *beluiken*, and the old factories.

In the inner city of Ghent, there are a large number of 19th century manors that are empty or only partially occupied. Of course, these houses no longer satisfy our requirements. The adaptation of these manors to our standards of comfort inevitably costs a great deal of money. What should one do with these empty houses that are threatened by decay? Here and there, they are being used by companies and financial institutions. But this fate is certainly not in store for all of the empty manors. Should they be demolished? Protests are raised against such a course, and sometimes rightly so.

As regards the *beluiken*, a solution has been found in a sense. The City of Ghent has purchased a number of them and has remodeled them so that they can again fulfill their housing function. Such a project has already been carried out in the Abrikoosstraat.

The empty factories require an entirely different approach. Of course, industrial archaeologists want to have them preserved. But the introduction of an appropriate function is not always so simple in these sometimes very large buildings. Should one opt for a

compromise solution whereby the best witnesses of an era are preserved and some of them demolished? Naturally, each case must be handled individually. It would be a mistake to set up general norms.

9. Suggestions

A reform of the administration of the monument preservation service

Simplification of the various procedures that have to

be followed every day by the monument preservation service would certainly lead to more rapid and better operations. This reform would be of benefit both to the people of Ghent, who up to now have not been able to acquire a clear understanding of the matter, and to the officials who, in their turn, have to struggle continuously with problems that arise solely from this administrative structure.

H. BALLEGEER, lic.

LE « DEVENIR » DU VIEUX NAMUR

D'une superficie de 18.000 ha, la Ville de Namur gravite autour d'un vieux centre urbain historique de quelque 21 ha, enserré entre la Citadelle, le Parc Louise-Marie, le chemin de fer, la Meuse et le confluent du Grognon.

Depuis de nombreuses années, une réglementation stricte existe qui protège la bâtisse spécialement dans ce centre urbain de telle manière que la Ville a pu conserver, réserve faite de l'un ou l'autre accroc dans le paysage, une unité architecturale qui fait son charme et l'admiration de ses hôtes.

La sauvegarde de cette unité s'imposait d'autant plus que des hauteurs de la Citadelle — une colline boisée couronnée d'anciennes fortifications en son éperon qui domine le confluent de la Meuse et de la Sambre — la vieille Ville présente un site particulièrement visible.

Voici quelques exemples de cette réglementation :

... la hauteur des façades longeant les voies publiques est déterminée par la largeur de celles-ci; elle est égale à la largeur de la voie plus trois mètres, sans pouvoir dépasser dix-sept mètres, le Collège Echevinal pouvant imposer des hauteurs inférieures lorsqu'il s'agit de protéger la visibilité d'un monument, la vue d'un site ou encore la vue d'un ensemble où la hauteur officielle serait en disproportion avec les immeubles voisins ...

... le Collège Echevinal peut imposer le style de la construction et la nature des matériaux extérieurs; dans la vieille Ville, toutes les façades des bâtiments à ériger ou à transformer devront être édifiées en briques rouges locales ou en briques de teinte et d'un aspect s'en rapprochant fortement et en pierres de taille; le rejointoiement sera effectué en joints plats et d'une teinte uniforme; sur la hauteur du rez-de-chaussée l'emploi de la pierre naturelle est obligatoire; les vitrines pourront être aménagées suivant des conceptions modernes pour autant que leurs montants et linteaux soient garnis d'un revêtement en pierres naturelles ou d'un matériau naturel de caractère riche ...

... les toits seront uniformément en ardoises naturelles ou en matériaux d'une teinte strictement similaire, agréés par le Collège...

... les autorisations de démolir et de transformer des immeubles pourront être assorties de l'obligation de conserver leur façade éventuellement aménagée...

... tout remplacement ou modification de menuiseries extérieures telles que portes, châssis, corniches, lucarnes ... d'immeubles situés dans la zone culturelle doit faire l'objet d'une autorisation ...

Le contrôle de la réglementation communale est évidemment facilité par l'obligation légale de solliciter un permis de bâtir avant de construire, démolir, reconstruire, transformer un bâtiment existant ou modifier le relief du sol. Au surplus dans la vieille Ville chaque demande d'un permis de bâtir fait l'objet, avant d'être examinée par le Collège Echevinal, d'un avis émanant d'un groupe de travail dit du « Patrimoine Architectural », composé d'une douzaine de personnes bénévoles amoureuses de leur ville — architectes, urbanistes, sociologues, historiens — lesquels ont pour tâche d'examiner tous les projets de constructions ou d'aménagement immobilier dans la vieille Ville, de même que leur insertion dans le complexe architectural namurois.

Un groupe de travail similaire existe également pour les aménagements de territoire en « Sites Mosans ou Champêtres ».

L'urbanisation du territoire namurois est étudiée par une Commission Consultative d'aménagement. Composée de représentants de tous les corps intermédiaires et des administrations concernées — une soixantaine de membres au total — cette commission qui se réunit une ou deux fois par mois a pour mission de donner au Conseil Communal, soit à sa demande, soit sur proposition signée par vingt citoyens au moins, un avis motivé sur l'aménagement et l'embellissement du territoire de la Ville, la conservation des vestiges valables de son passé, la circulation piétonnière et automobile dans ses artères comme dans ses accès, la desserte des services publics, la rénovation urbaine, l'assainissement des sites industriels désaffectés, le logement, les espaces verts, la politique foncière et tout ce qui contribue à la promotion d'un environnement de qualité.

Ce qu'ont voulu les édiles namurois en organisant ainsi la participation des citoyens au « Devenir » de leur Commune, c'est bénéficier d'une quête permanente d'idées permettant au Conseil Communal de prendre le pouls de la population à chaque fois qu'un problème d'aménagement de territoire se pose de telle manière que les namurois ne se trouvent pas en congé de citoyenneté d'une élection à l'autre.

La Ville octroie également des subsides pour la restauration dans la zone culturelle des façades (400 francs au m²) ou de la couverture des toitures à versants en ardoises naturelles (300 francs au m²).

Plusieurs centaines de milliers de francs figurent chaque année au budget communal dans ce but.

Des opérations spécifiques de rénovation urbaine sont également en cours depuis quelques années sur le territoire de Namur.

La plus importante d'entre elles se situe dans le quartier de la rue des Brasseurs; l'objectif concerné consiste à donner un avenir à son passé. Rue commerçante et bourgeoise au siècle dernier, la rue des Brasseurs s'était petit à petit transformée par suite de l'exode des ateliers, d'une part, et des bourgeois, d'autre part. Elle était devenue une rue ouvrière, voire même, à la longue, une rue habitée par des personnes âgées ou marginales.

Cette évolution de la population s'était accompagnée de la dégradation de l'habitat au point que la rue devint ça et là un nid de taudis.

Des mesures furent sans doute prises depuis une trentaine d'années qui aboutirent à la démolition des immeubles insalubres sur la fondation desquels furent construites des habitations sociales.

Une telle politique — socialement intéressante et indispensable — aboutissait toutefois à faire disparaître à jamais les vestiges valables du passé qu'il n'était guère possible de protéger autrement que par le classement ponctuel des seuls immeubles possédant quelques caractéristiques particulièrement remarquables.

La politique inaugurée par le Gouvernement en 1972 permit de résoudre ce qui apparaissait à l'époque comme la quadrature du cercle.

Deux conventions — une troisième sera incessamment signée — ont été passées entre la Ville et l'Etat qui subsidient largement la rénovation urbaine de la rue des Brasseurs, en accordant à la Ville une subvention égale à 75 % du prix des immeubles et de leur transformation.

Ces conventions ont permis d'ouvrir trois chantiers dont un est déjà terminé, portant sur une bonne centaine de logements.

L'opération de la rénovation de la rue des Brasseurs — elle a entraîné jusqu'ici une dépense de quelque cent septante millions — est sans aucun doute unique en son genre.

Elle fut d'ailleurs appelée pour cela une opération pilote qui avait pour objet non seulement d'assainir un quartier d'habitations mais aussi de le préserver comme vestige valable du passé en assurant sa rénovation.

La Ville de Namur, enfin, est soucieuse également de préserver ses monuments et sites classés. Ceux-ci font l'objet de soins attentifs d'un Echevinat — l'Echevinat de l'Environnement, qui en est spécialement chargé.

En conclusion, nous pouvons dire que la politique suivie en matière de rénovation urbaine dans notre Ville a pour but de garantir le « Devenir » du vieux Namur.

Albert SERVAIS
Echevin de Namur