

From demolition towards preservation

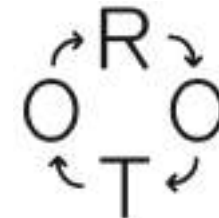
A paradigm shift for building in Brussels

1987-2025

Louise Huba (2021 – 2025)

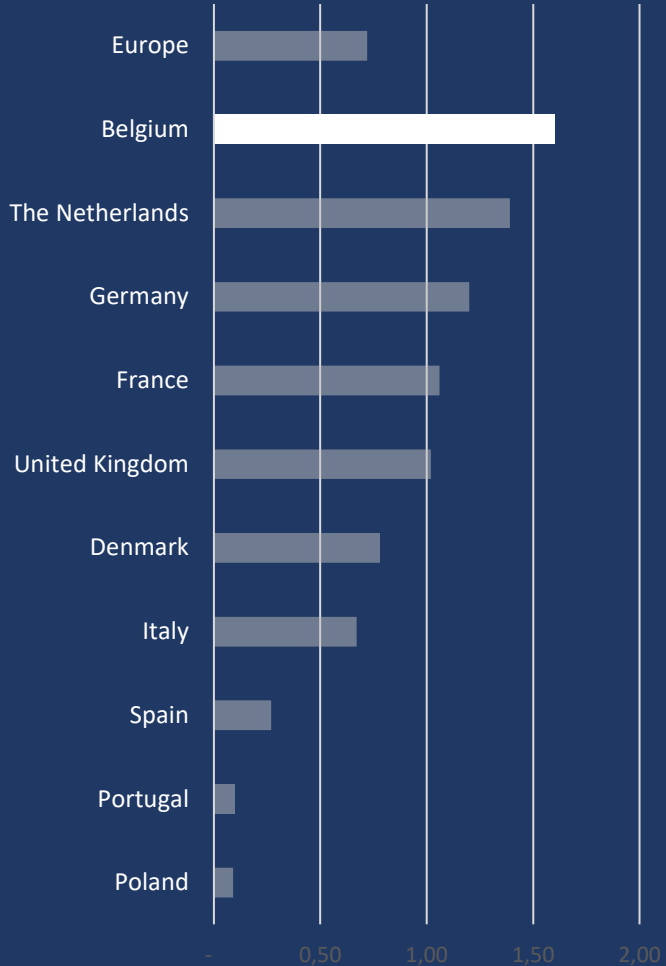
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Lionel Billiet and Michael Ghyoot

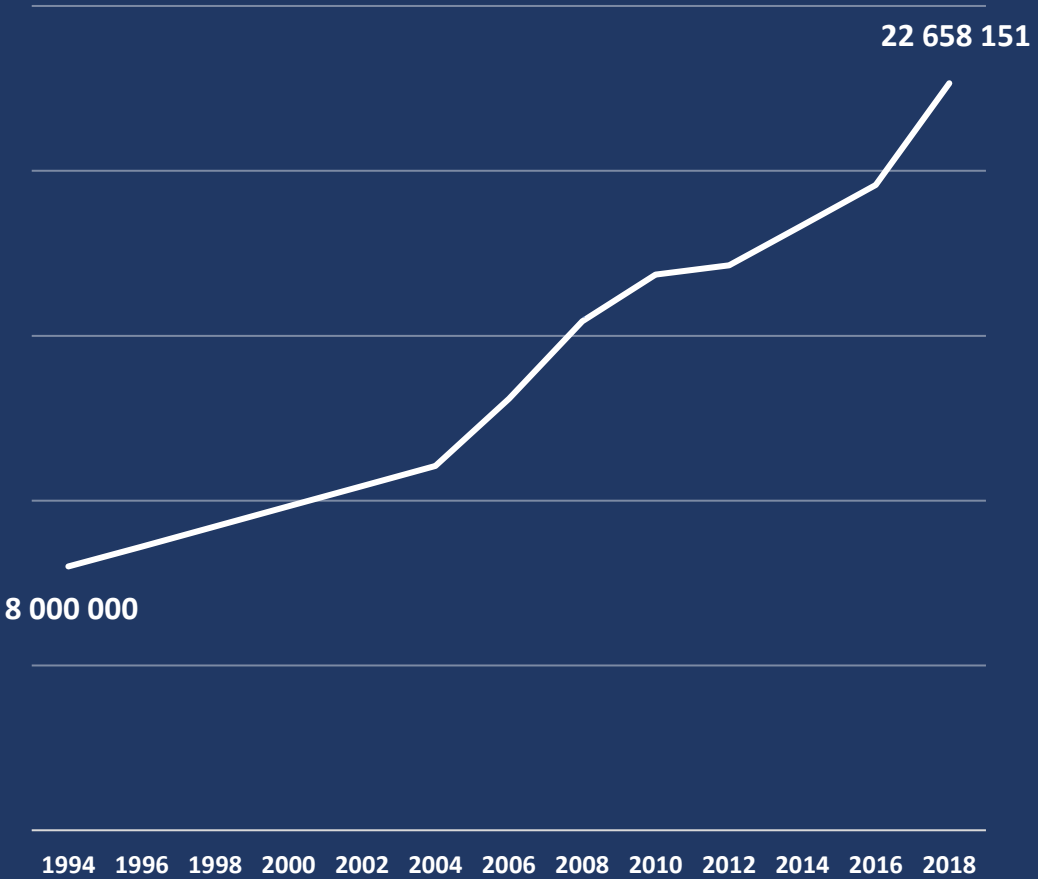


Construction and demolition waste in Belgium

C&DW (ton) /capita
(2016)



C&DW (ton) in Belgium



Brussels
Capital Region
produces
600 000
– 1 000 000
ton of C&DW
annually.

**The demolition
of the WTC
towers
produced
100 000 ton, or
10 - 17% of
the annual
C&D waste.**



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What is the
environmental
and social impact
of the

premature demolition of large- scale buildings

and why is this
still the norm?

Demolition of the Tour Bleue in 1993
© AG 1824



From demolition towards preservation

Narratives on the city and demolition



“Cet immeuble n’était pas rationnel, explique Alain Devos, le patron du département immobilier d’AG 1824. Et l’esthétique a joué: si cet immeuble avait eu de la valeur, nous l’aurions conservé, mais non, alors nous avons décidé de le démolir.”

– Le Soir, 18/03/1993

“J’avais beaucoup entendu parler de ce projet bruxellois, a déclaré le prince. Et je suis très désappointé de ne pas avoir pu détruire moi-même cette horrible tour Bleue. Ah! Si j’avais eu un bâton de dynamite en poche. Mais je n’en emporte jamais dans mes bagages...”

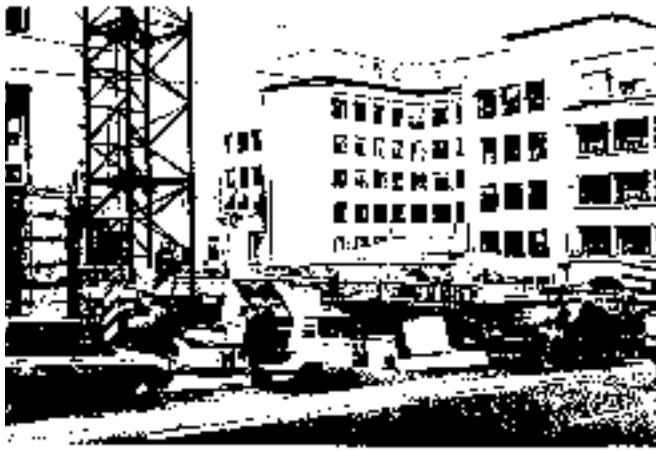
- Le Soir, 20/11/1992

Demolition of the Tour Bleue in 1993
© AG 1824

The inventorisation of large-scale demolition projects to gain insight in

patterns in demolition practices

regarding location, function, age, aesthetics,.. of the buildings.



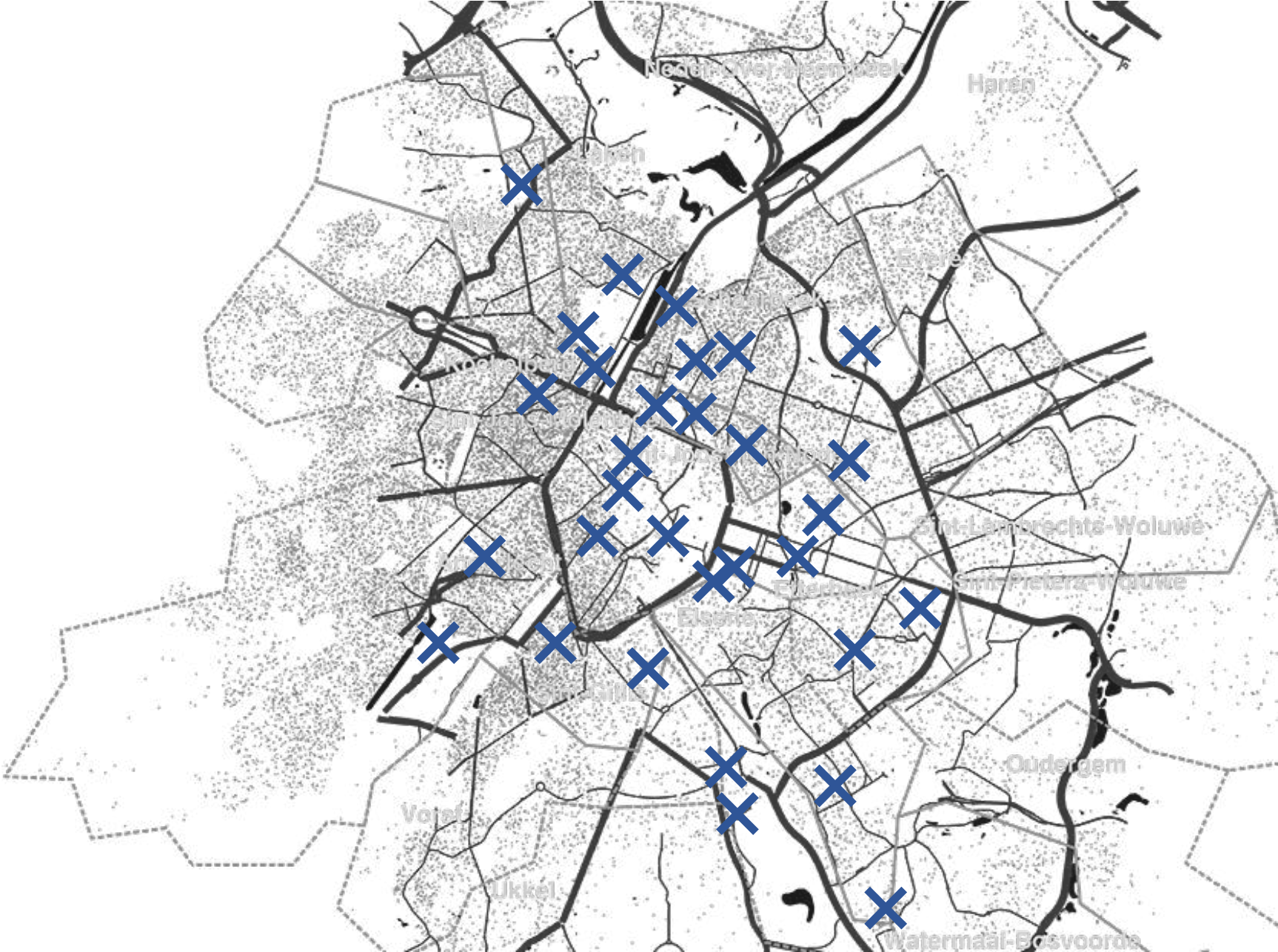


Critical reflection on **premature demolition and obsolescence in Brussels context**

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Identify the relations between urban policies and demolition practices.

Formulate recommendations for **future policy making**

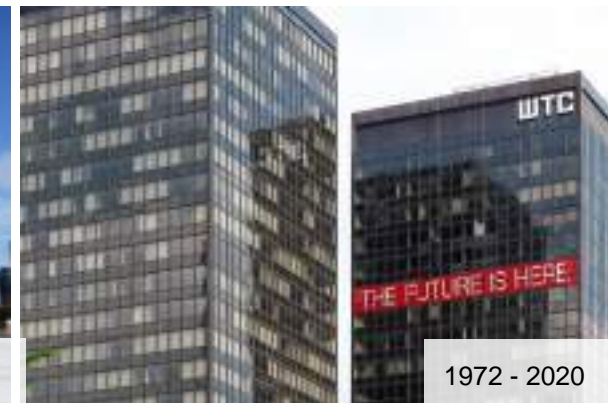


Illustrative map

From demolition towards preservation

Who decided what

Case studies:
 demolition and
 preservation
 projects in BXL
 1987-2022 to
**understand
 motives
 and
 decision
 processes**
 of project teams.



Pictures (from left to right): Tour Bleue (AG 1824); Rogier Center (backintime.be), Generale Bank (picture by Rotor); Katholieke Universiteit Brussel (Google Maps); Boudewijngebouw (picture by Rotor); WTC; headquarters KBC (Google maps);



What can **heritage studies contribute** to the preservation of young buildings

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Develop an **alternative consultancy protocol and instruments to maximise preservation**

and provide methods, arguments and best practices to guide project teams in the maximalisation of the preservation of existing buildings.



1960



1965



1976 - 1993



1961 - 2002

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**A paradigm shift for
building in Brussels**