

ÉTUDE

LA MORPHOLOGIE SPATIALE DES QUARTIERS EUROPÉENS

PARTIE A

DIAGNOSTIC DE LA STRUCTURE SPATIALE EXISTANTE

MAÎTRES DE L'OUVRAGE



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représentée par
Monsieur Charles Picqué, Ministre Président



Fondation
Roi Baudouin

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21, rue Brederode - 1000 Bruxelles

représentée par
Monsieur Luc Tayart de Borms, administrateur délégué

DOCUMENT

LES FICHES DES QUARTIERS ET LA CHARPENTE PRINCIPALE

Auteur de l'étude

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Dossier ref.

0601

Date

30/11/2006

N° de ref. du document

A.4/A3

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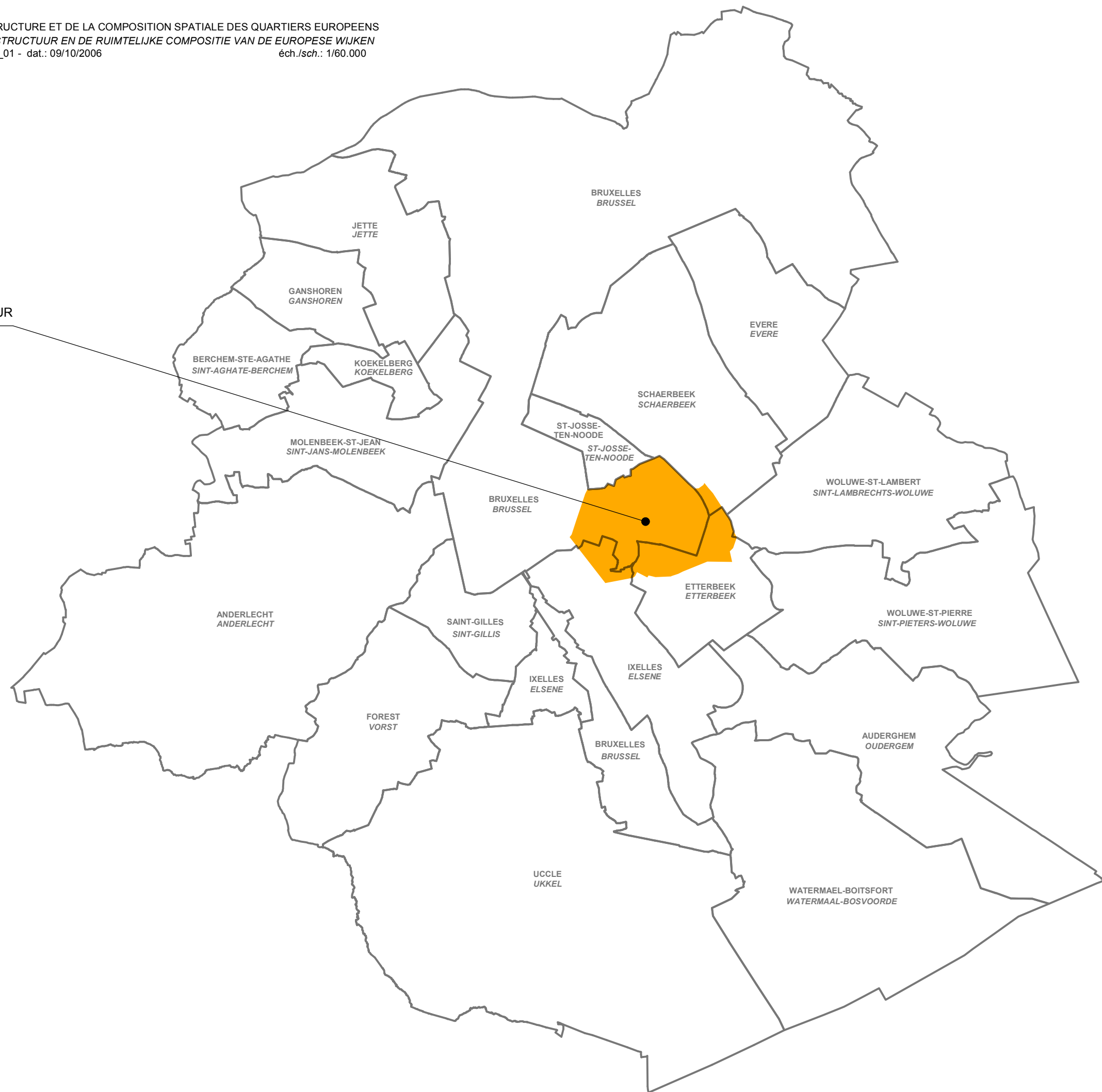
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CONTEXTE GLOBAL

LES QUARTIERS EUROPEENS

PERIMETRE PROVISOIRE DU PLAN DIRECTEUR



SITUATION EXISTANTE

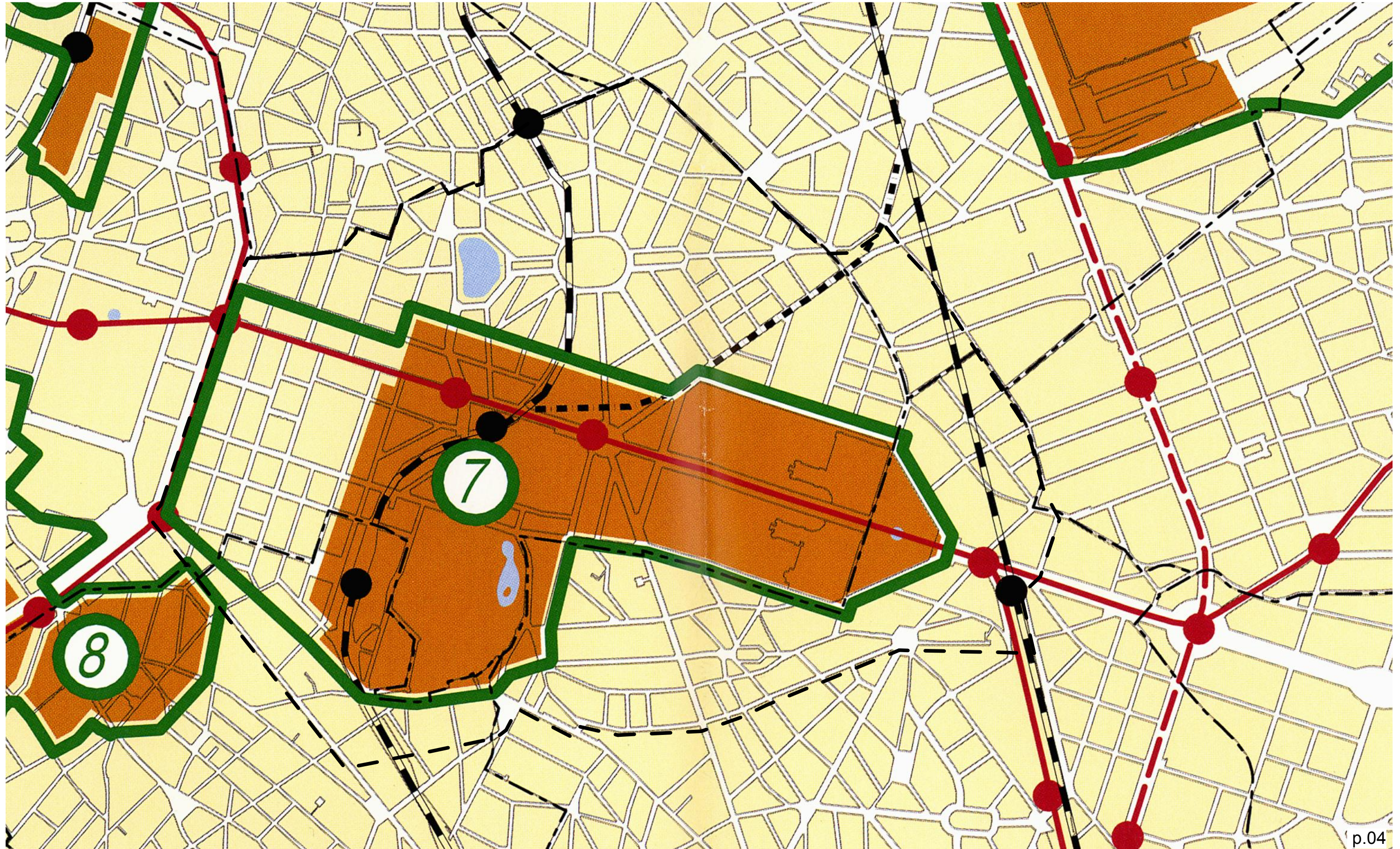
LA SITEX



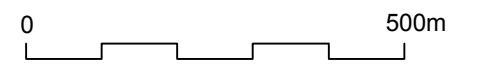
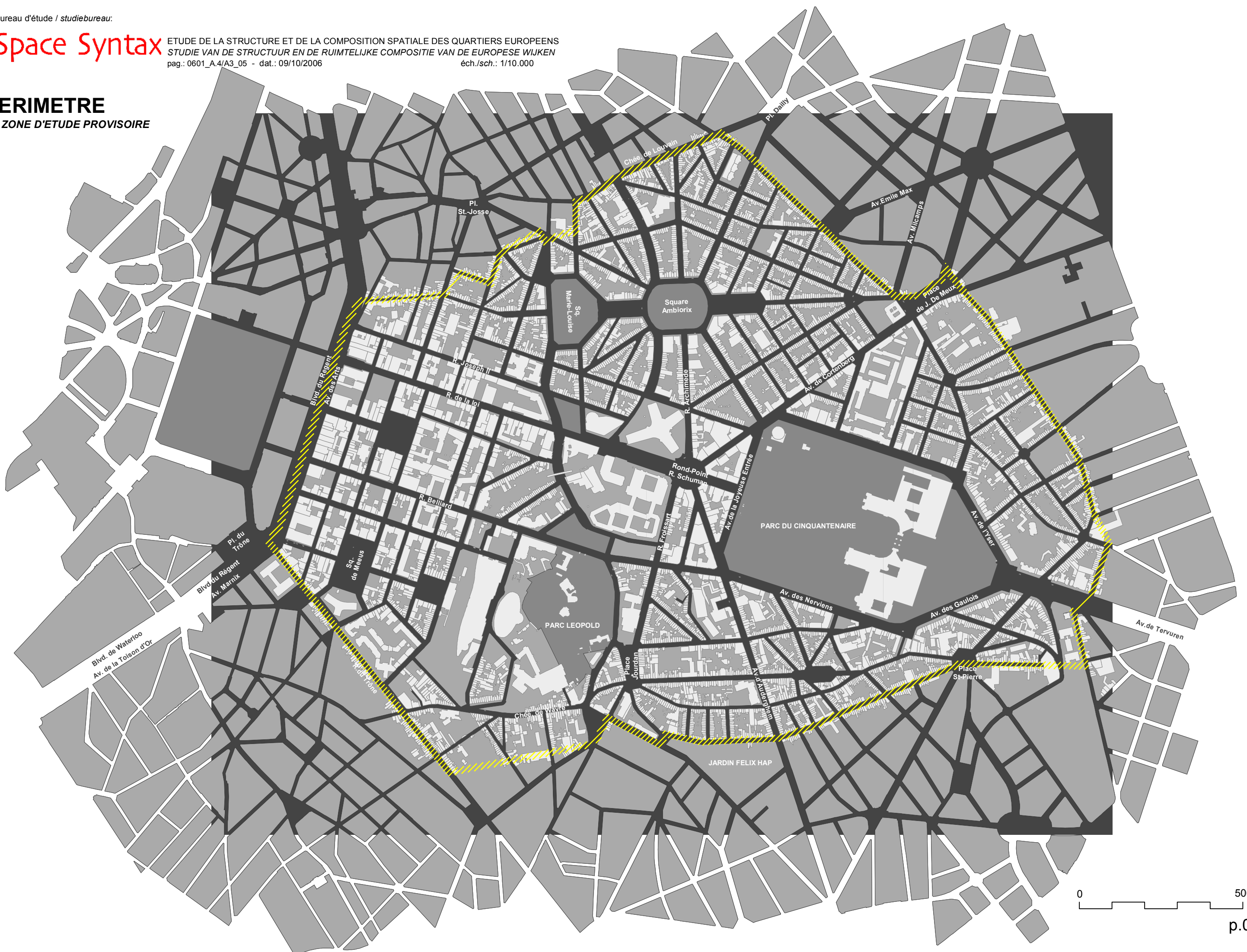
SITUATION DE DROIT LE PRAS





SITUATION DE DROIT LES ZONES LEVIERS



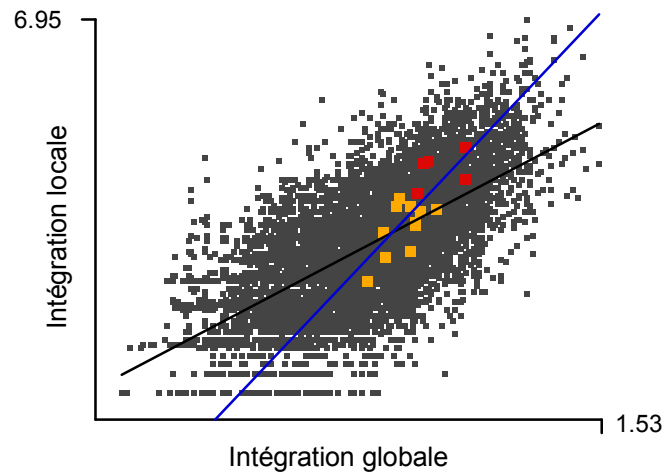
PERIMETRE LA ZONE D'ETUDE PROVISOIRE



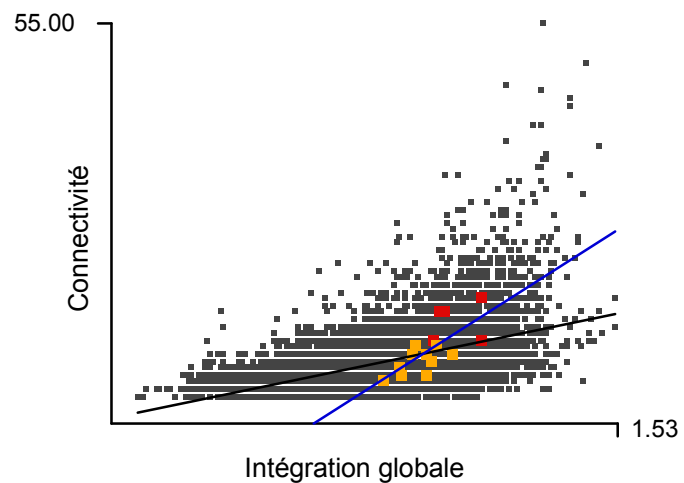
ANALYSE PAR QUARTIER LE QUARTIER SAINT-BONIFACE

-  Tissu structurant du quartier
-  Tissu secondaire du quartier

SYNERGIE = 0.60



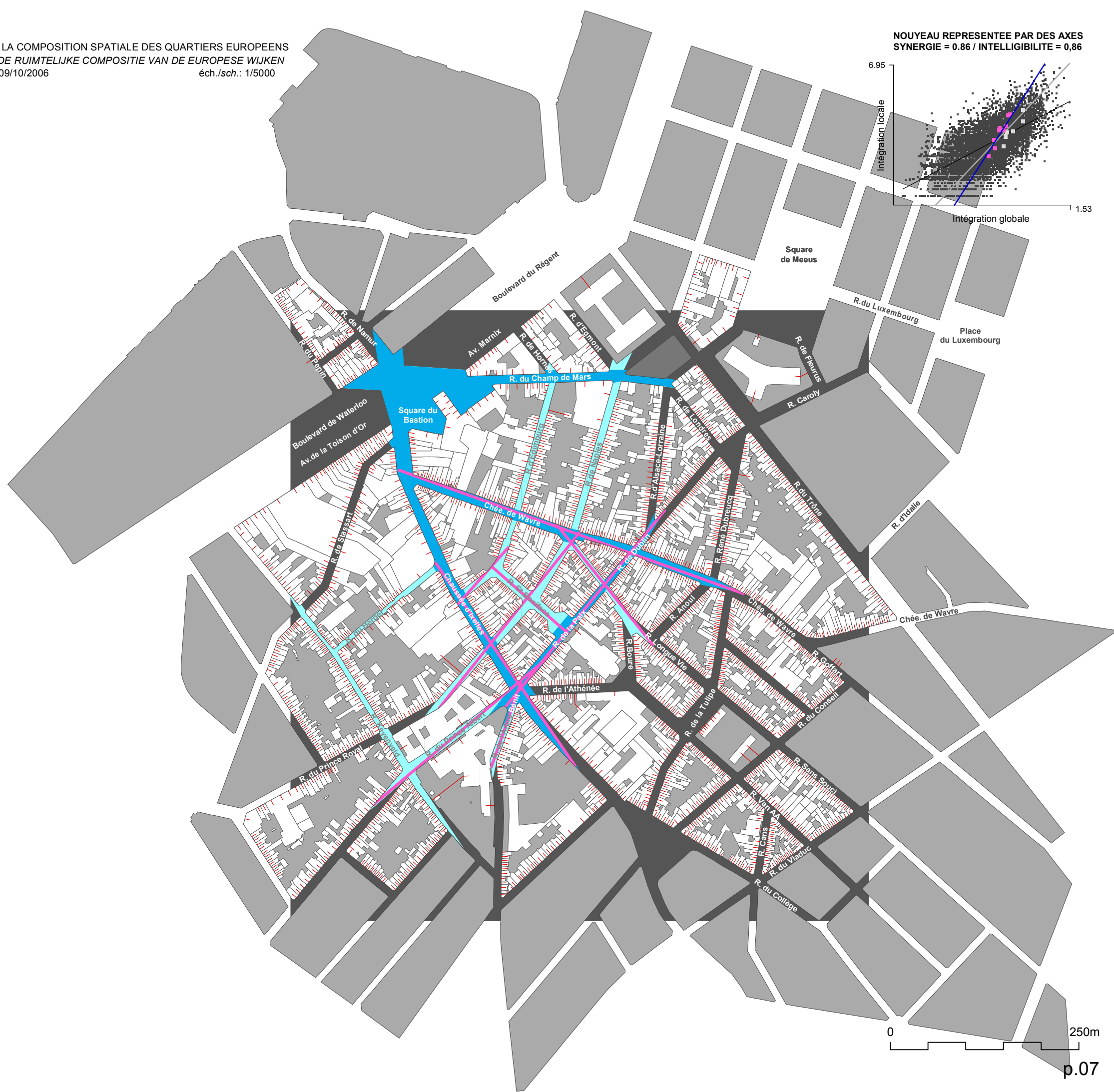
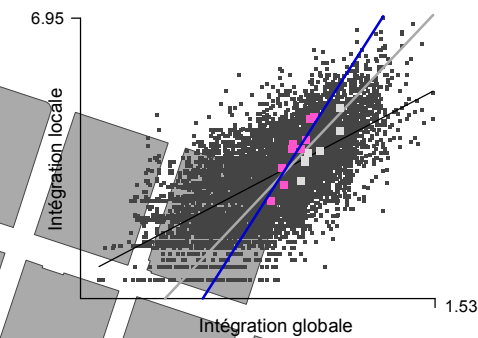
INTELLIGIBILITE = 0.51



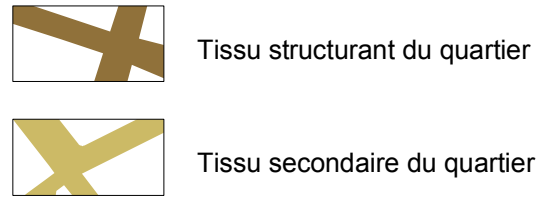
VALEURS MOYENNES D'INTEGRATION

Locale = 3,50 Globale = 1,12

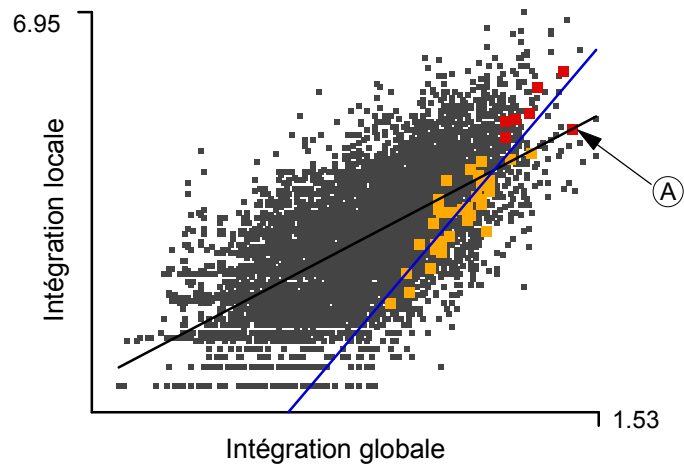
NOUVEAU REPRESENTEE PAR DES AXES
SYNERGIE = 0.86 / INTELLIGIBILITE = 0.86



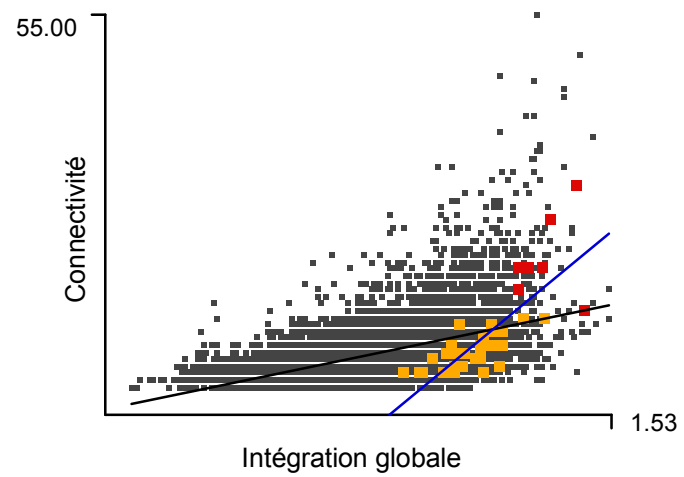
ANALYSE PAR QUARTIER LE QUARTIER DE MEEUS



SYNERGIE = 0.82



INTELLIGIBILITE = 0.64

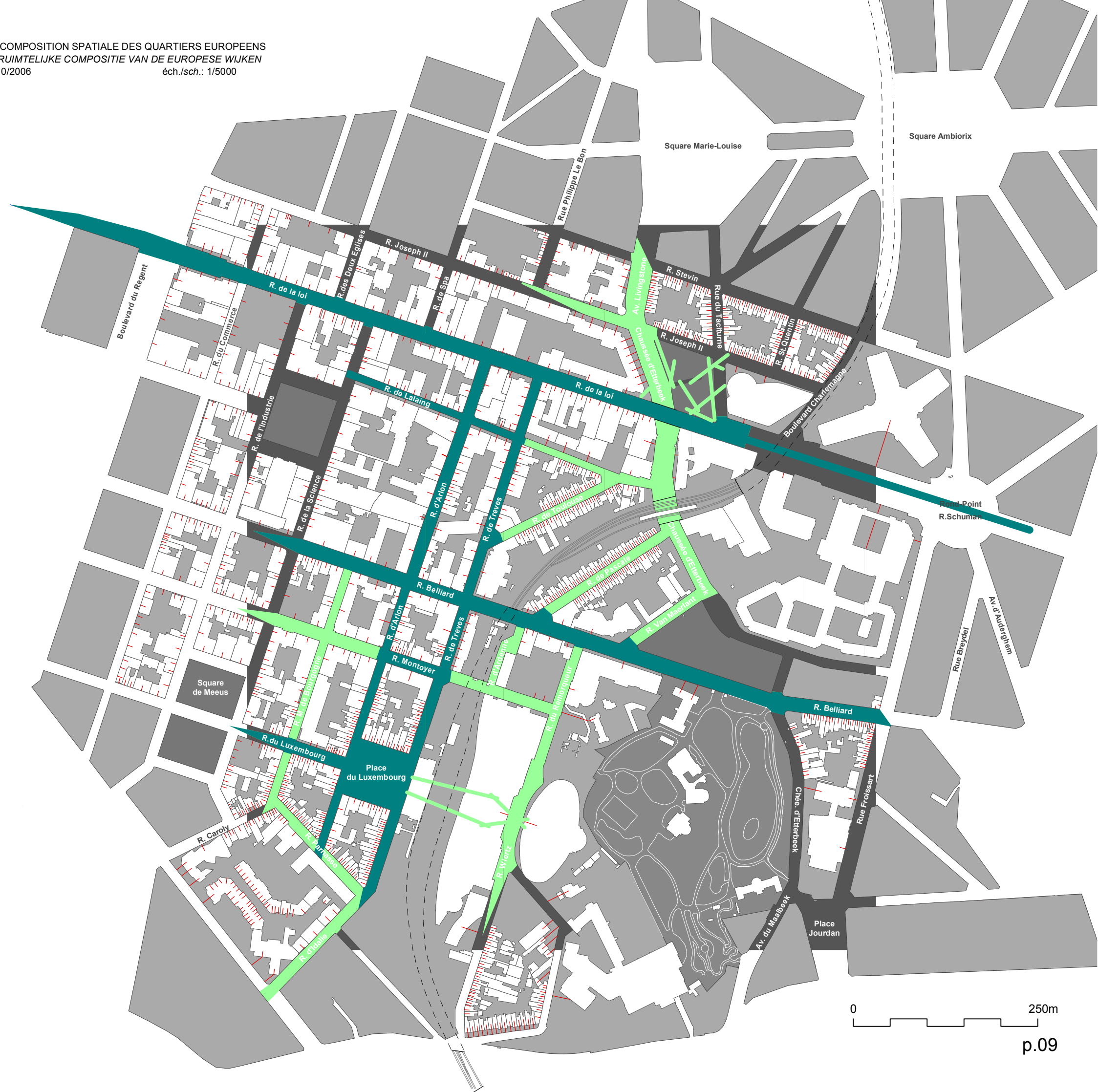
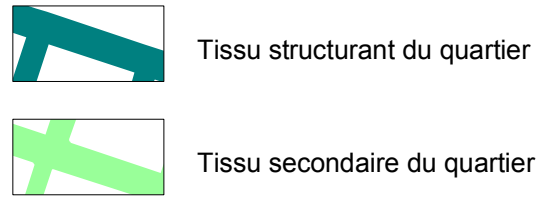


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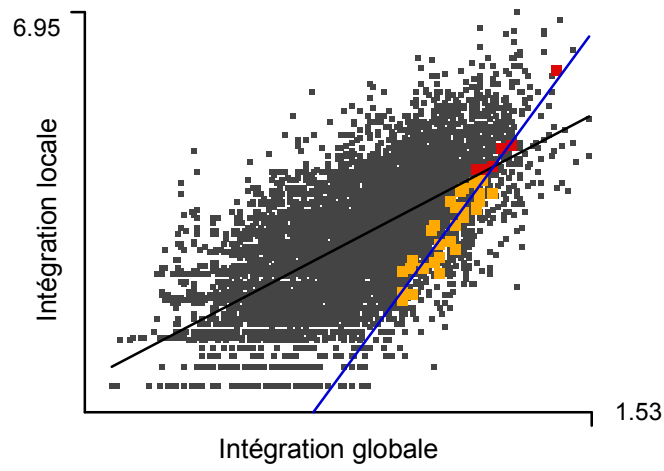
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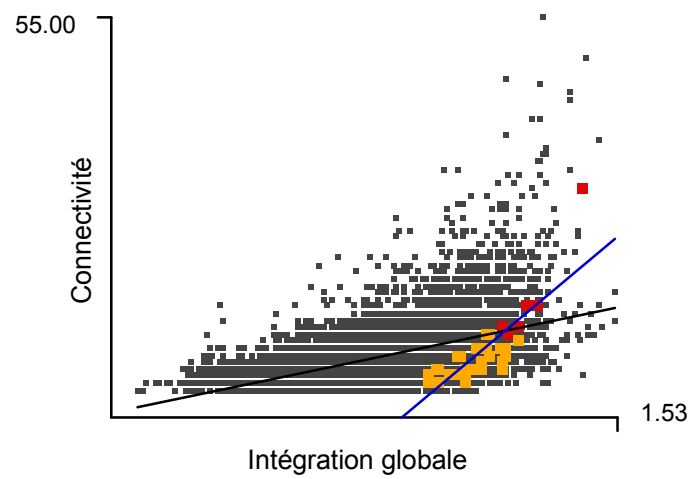
ANALYSE PAR QUARTIER LE QUARTIER LEOPOLD-SUD



SYNERGIE = 0.89



INTELLIGIBILITE = 0.69


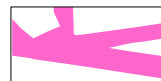


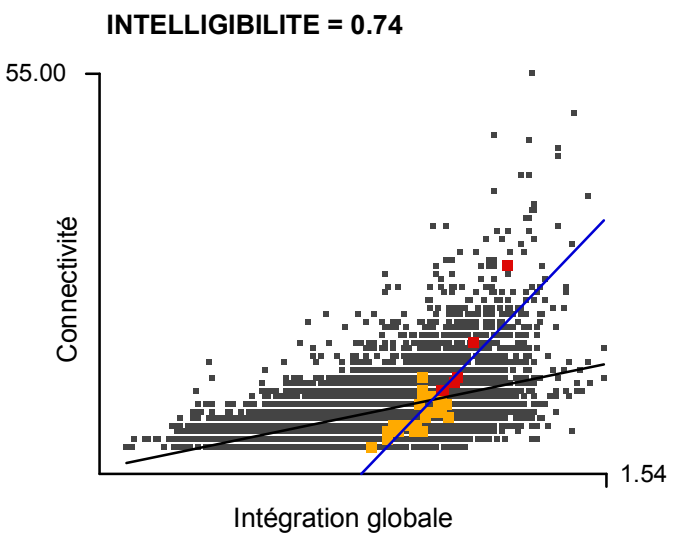
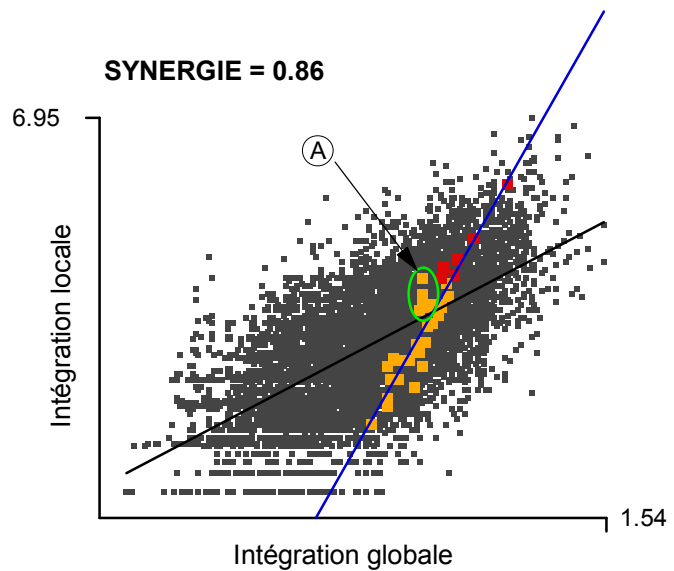
VALEURS MOYENNES D'INTEGRATION

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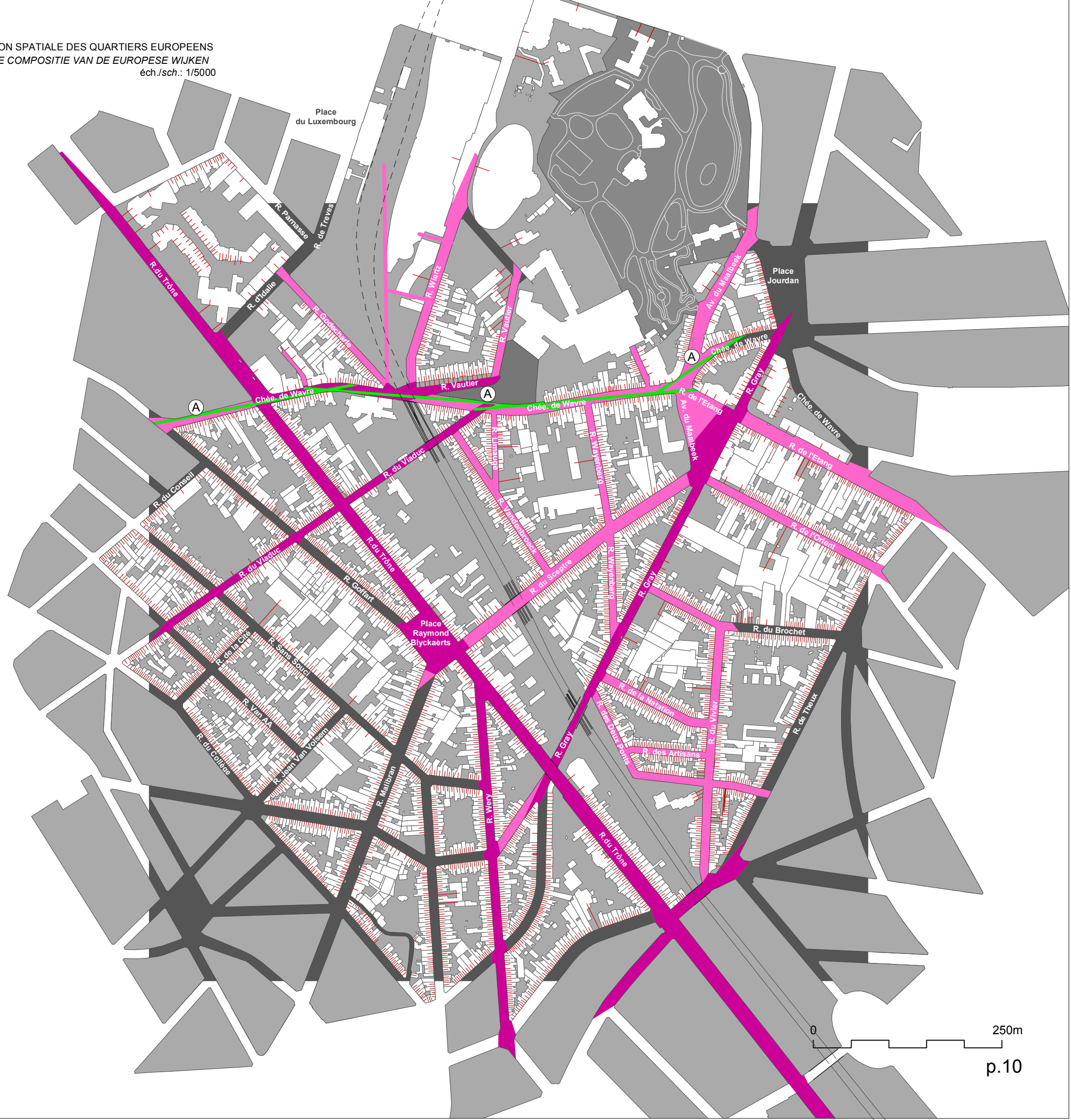
ANALYSE PAR QUARTIER LE QUARTIER WAVRE-GRAY

-  Tissu structurant du quartier
-  Tissu secondaire du quartier





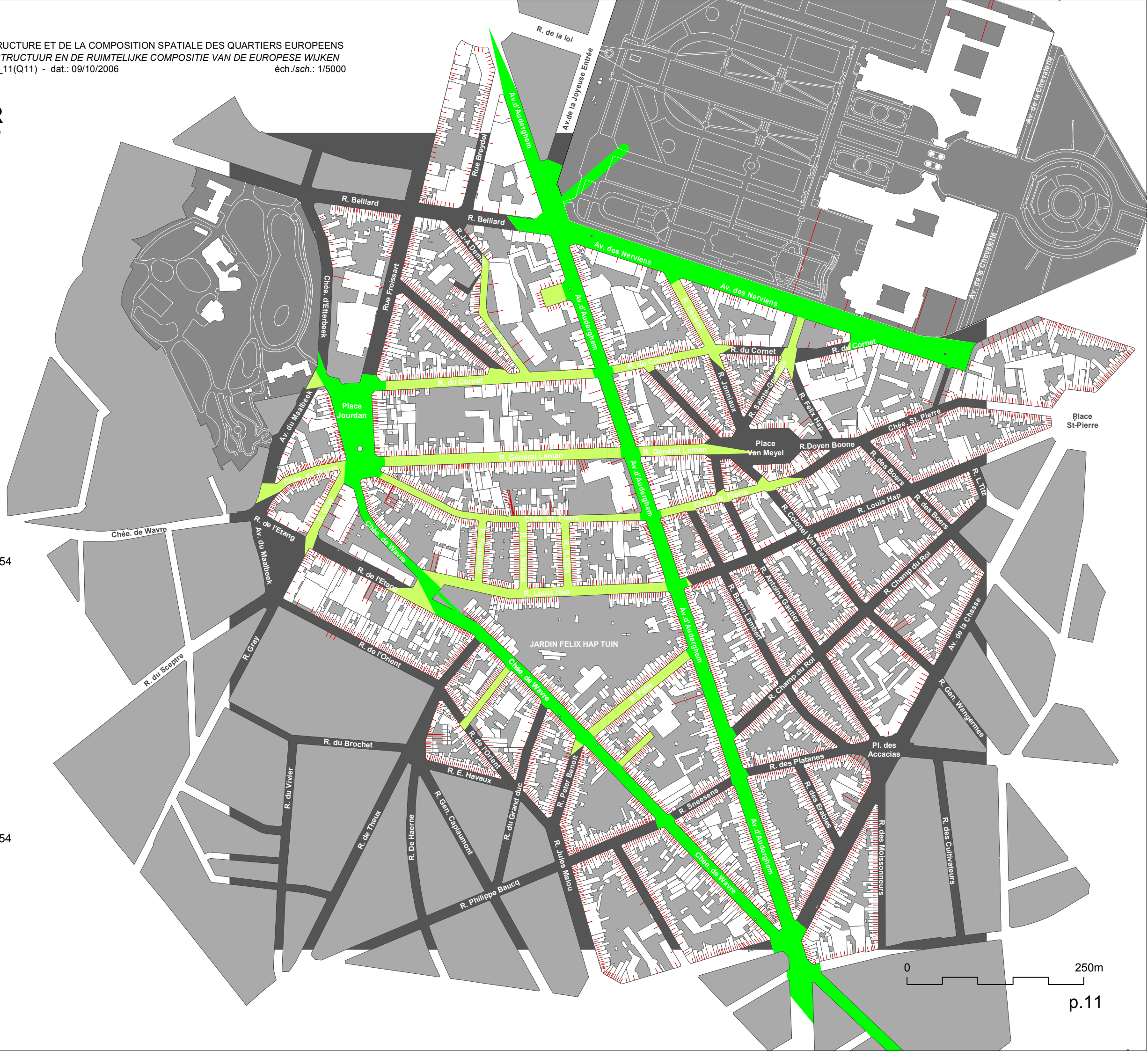
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Locale = 3.17 Globale = 1.13

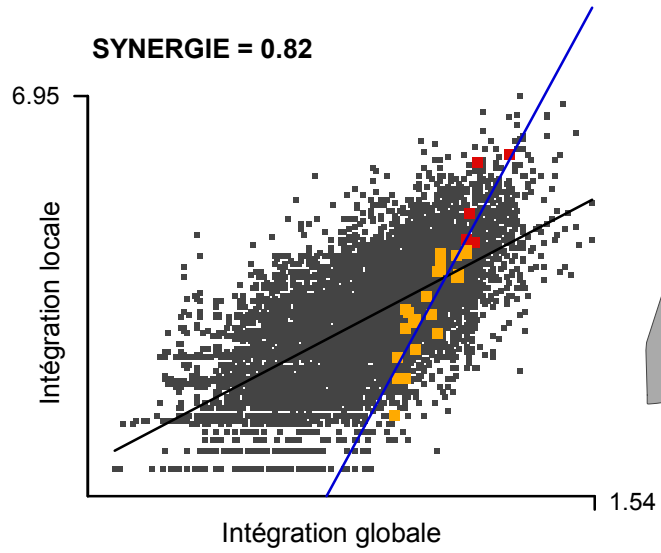


ANALYSE PAR QUARTIER LE QUARTIER JOURDAN - AV. D'AUDERGHEM

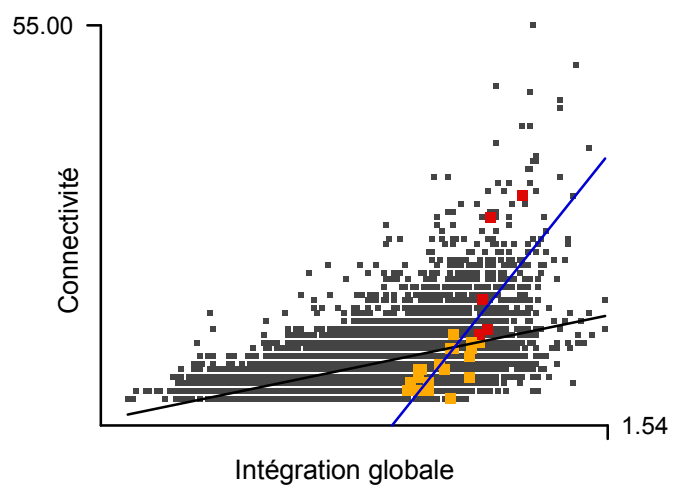
-  Tissu structurant du quartier
-  Tissu secondaire du quartier



SYNERGIE = 0.82



INTELLIGIBILITE = 0.62



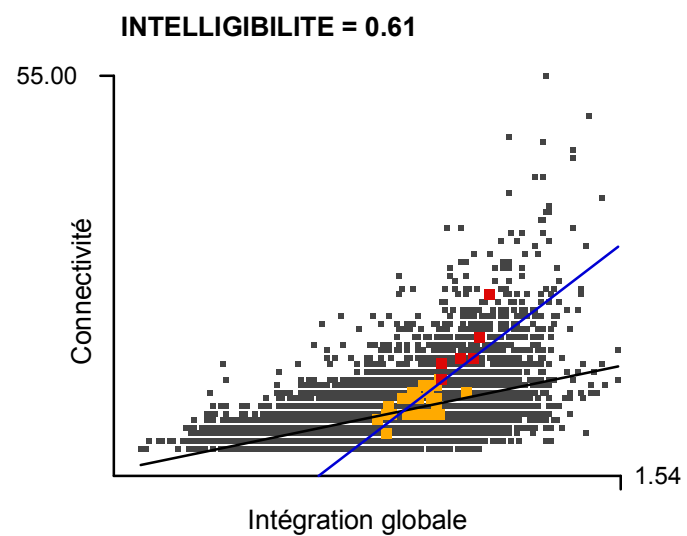
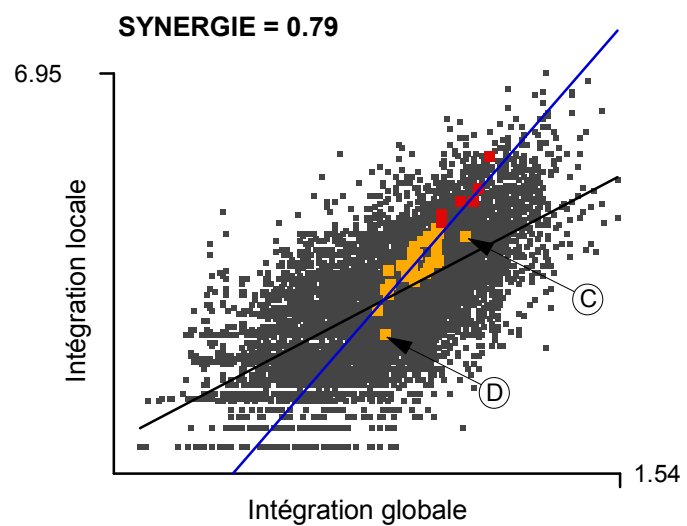
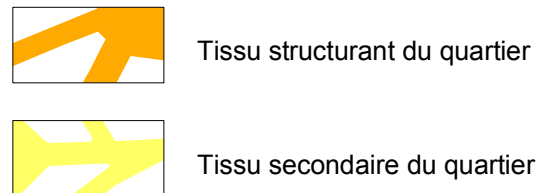
VALEURS MOYENNES D'INTEGRATION

Locale = 3,46 Globale = 1,19



ANALYSE PAR QUARTIER

LE QUARTIER SAINT-PIERRE / CHASSE



VALEURS MOYENNES D'INTEGRATION

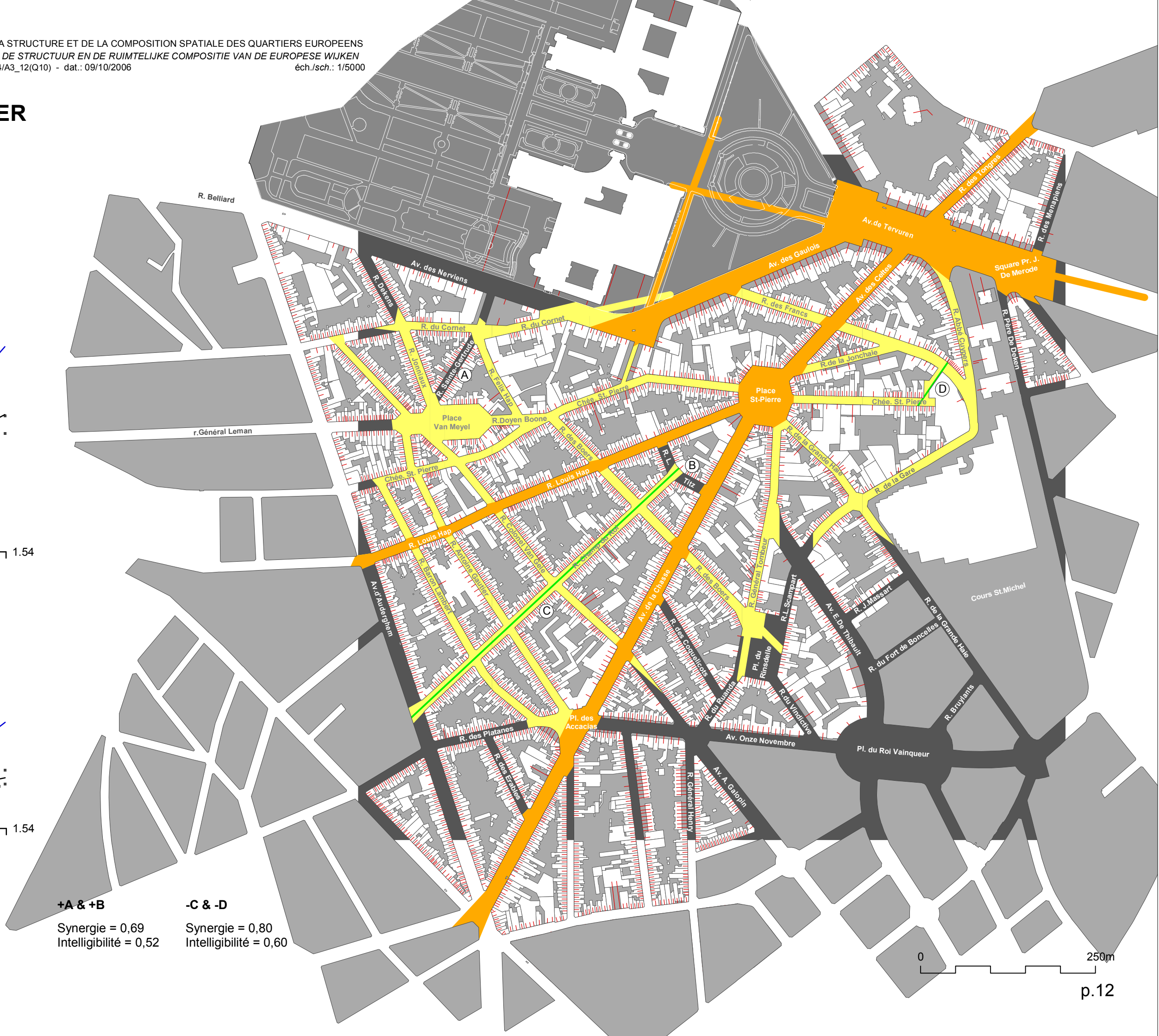
Locale = 3,69 Globale = 1,10

+A & +B

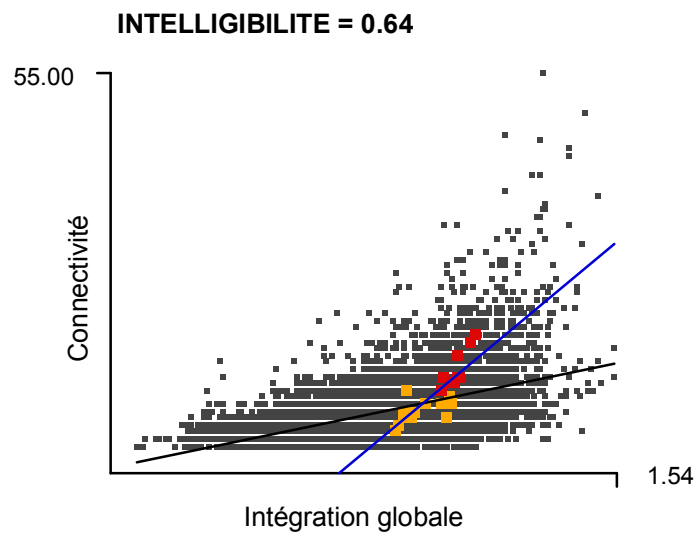
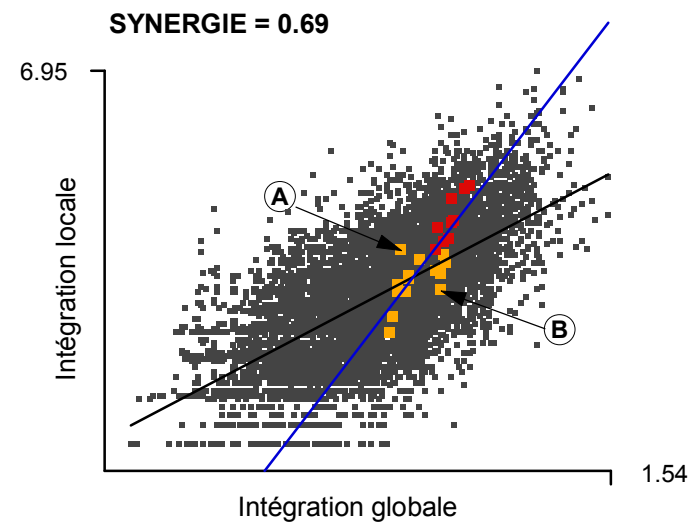
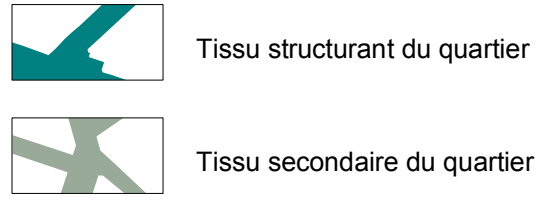
Synergie = 0,69
Intelligibilité = 0,52

-C & -D

Synergie = 0,80
Intelligibilité = 0,60

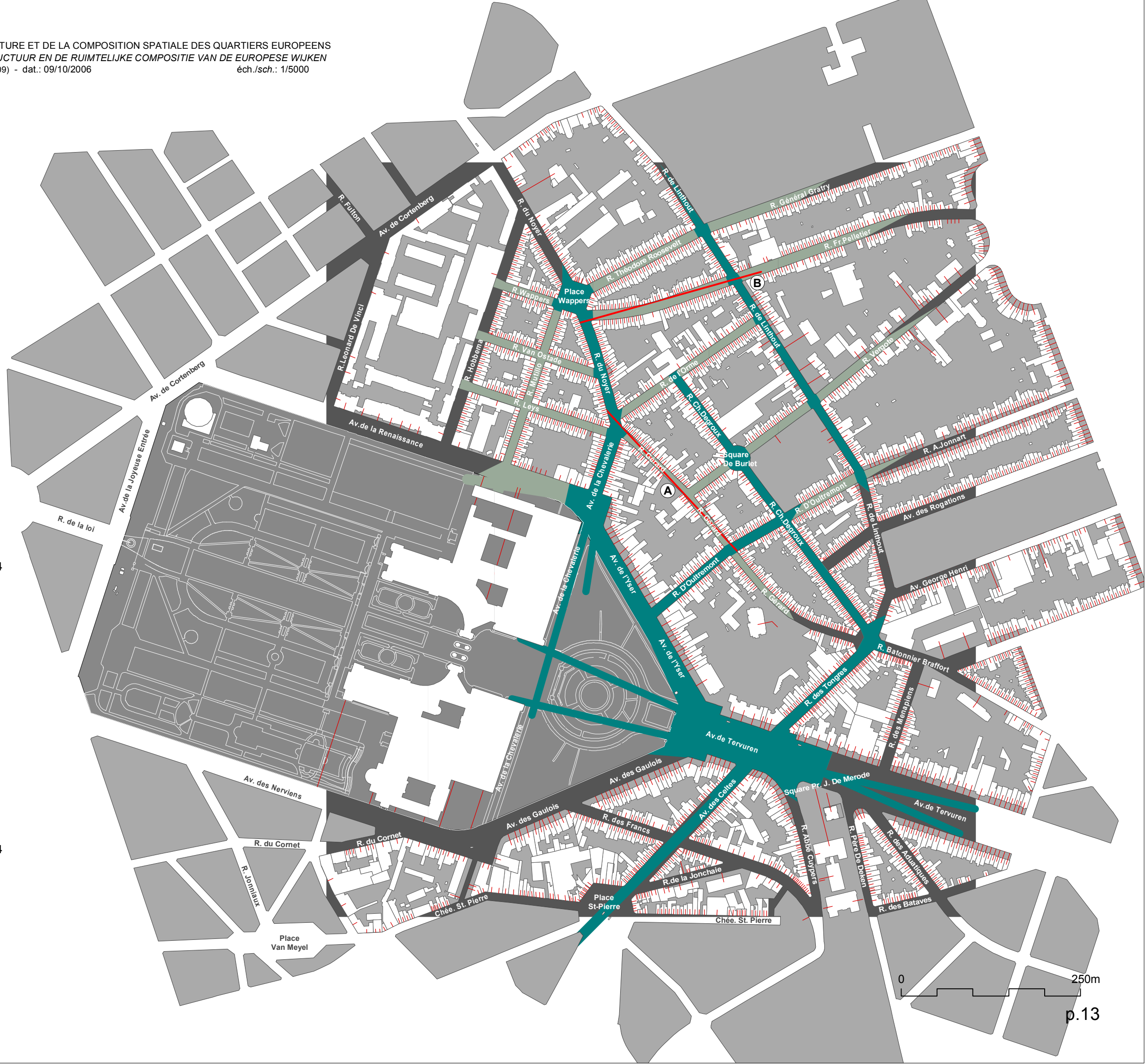


ANALYSE PAR QUARTIER LE QUARTIER NOYER SUD

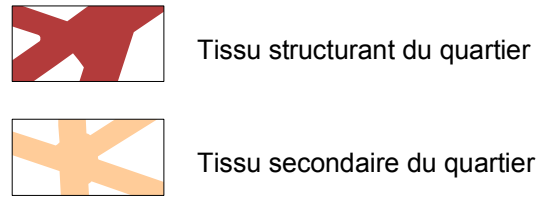


VALEURS MOYENNES D'INTEGRATION

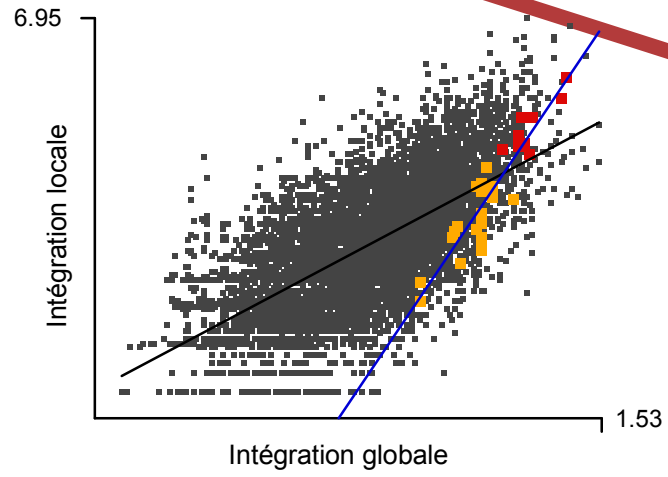
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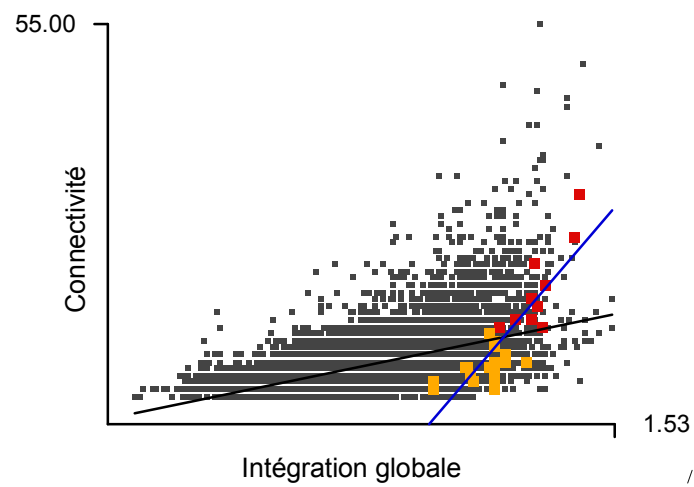
ANALYSE PAR QUARTIER LE QUARTIER SCHUMAN



SYNERGIE = 0.85

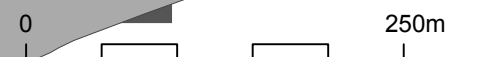


INTELLIGIBILITE = 0.71

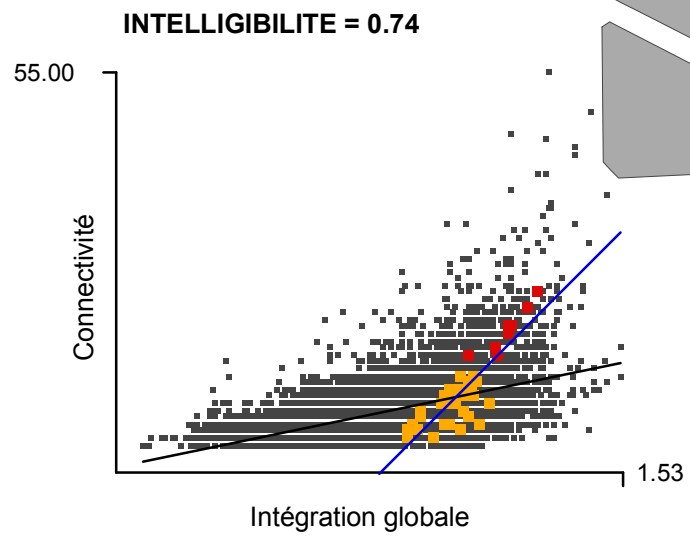
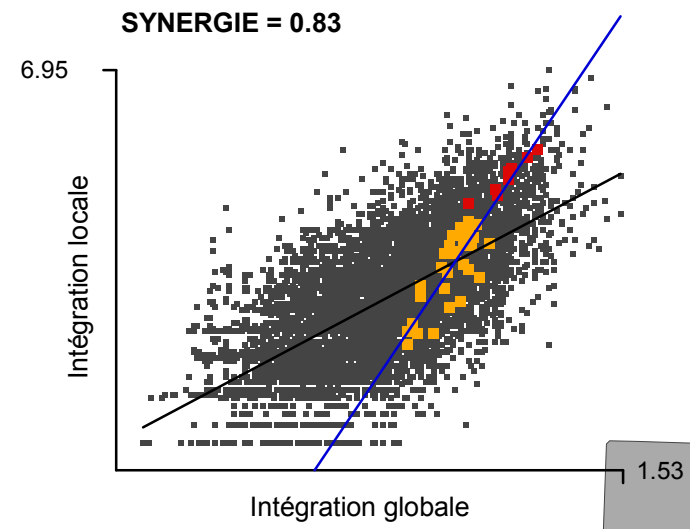
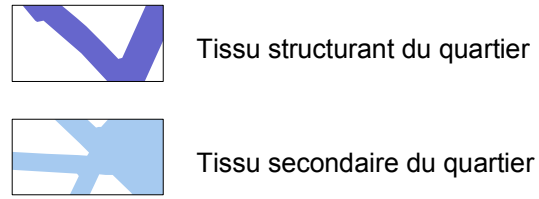


VALEURS MOYENNES D'INTEGRATION

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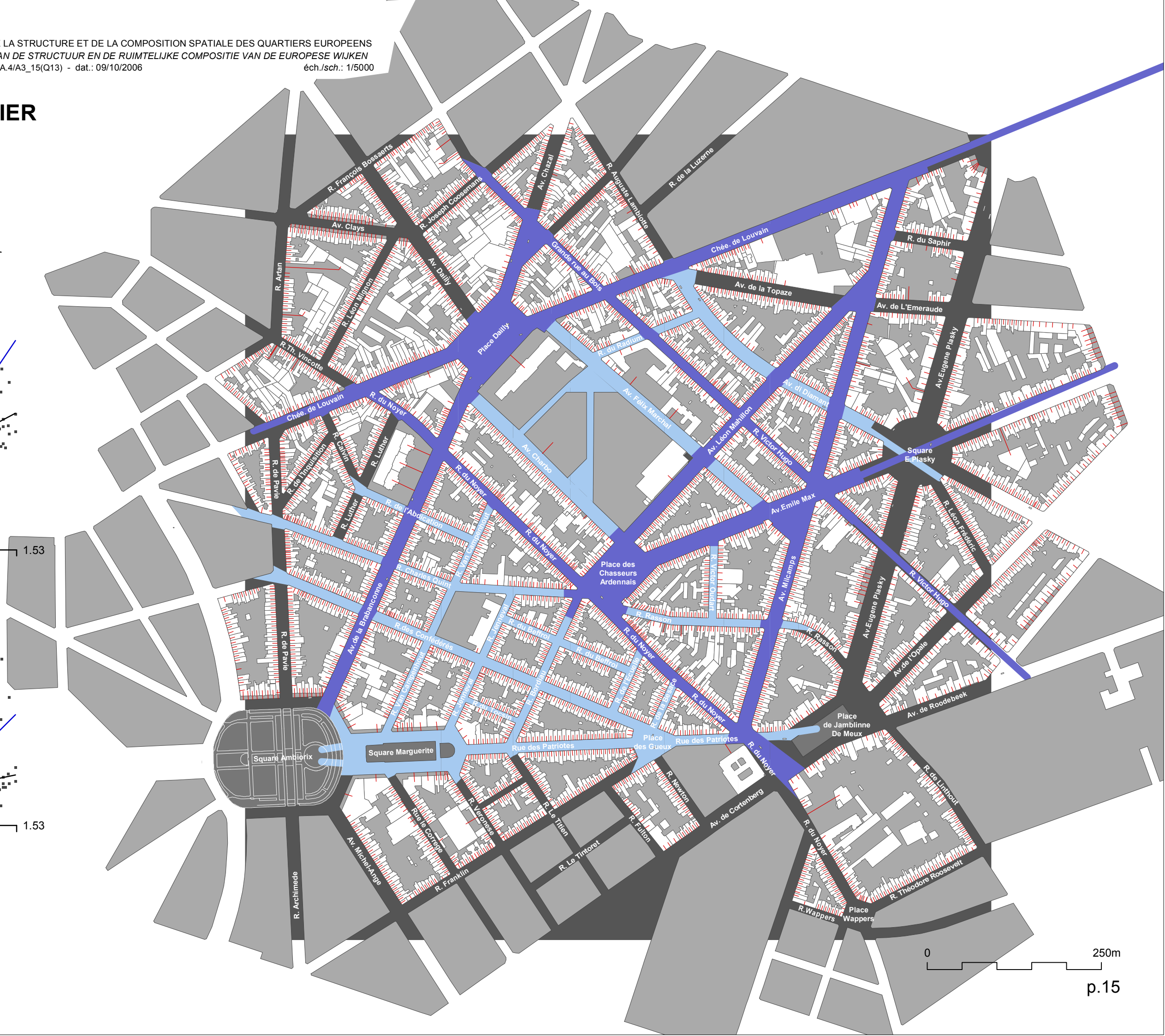


ANALYSE PAR QUARTIER LE QUARTIER NOYER-NORD




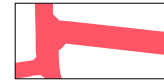
VALEURS MOYENNES D'INTEGRATION

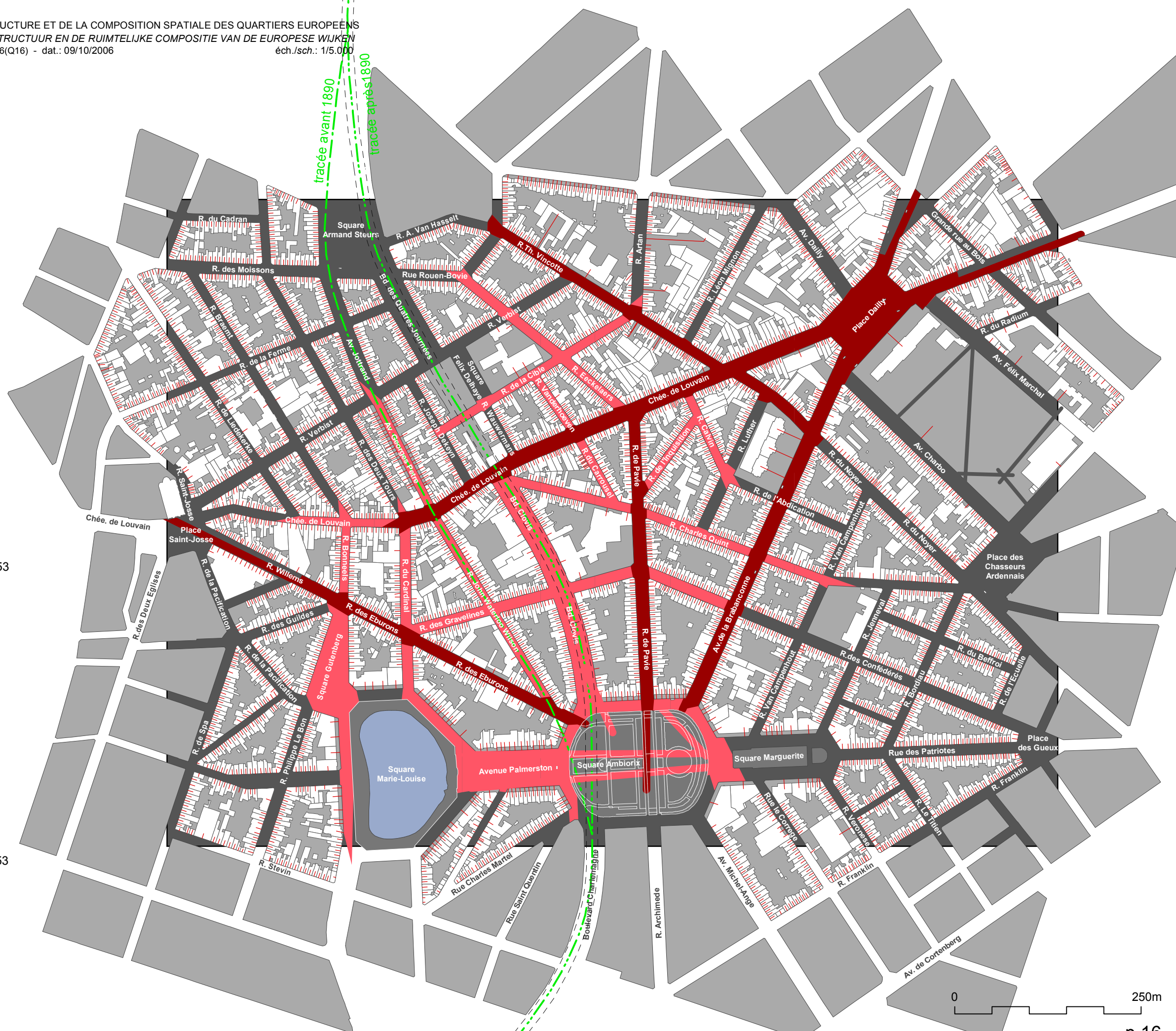
Locale = 3.63 Globale = 1.18



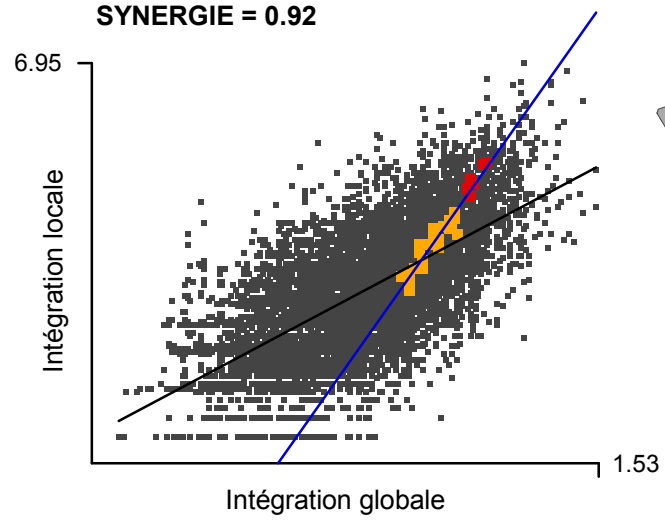
ANALYSE PAR QUARTIER

LE QUARTIER CLOVIS

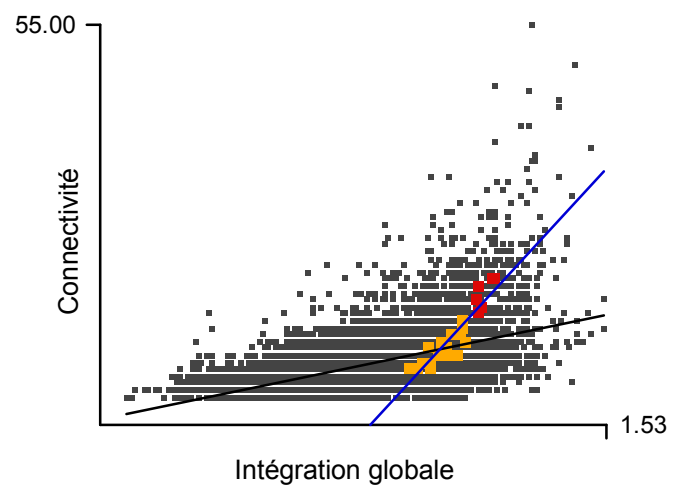
-  Tissu structurant du quartier
-  Tissu secondaire du quartier



SYNERGIE = 0.92



INTELLIGIBILITE = 0.86

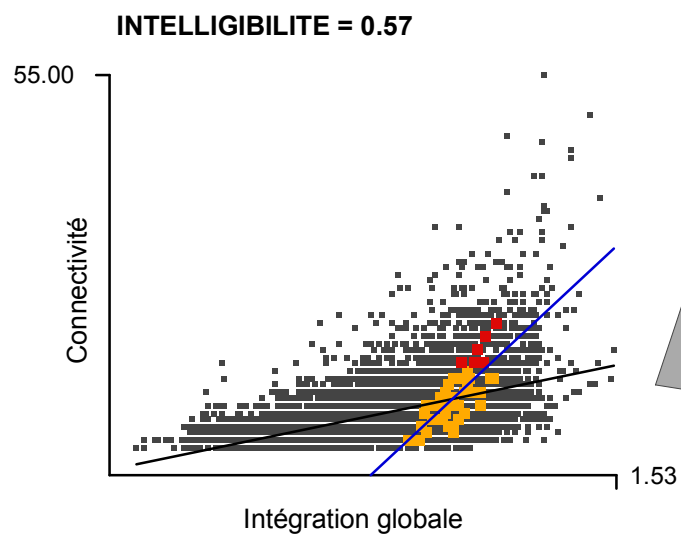
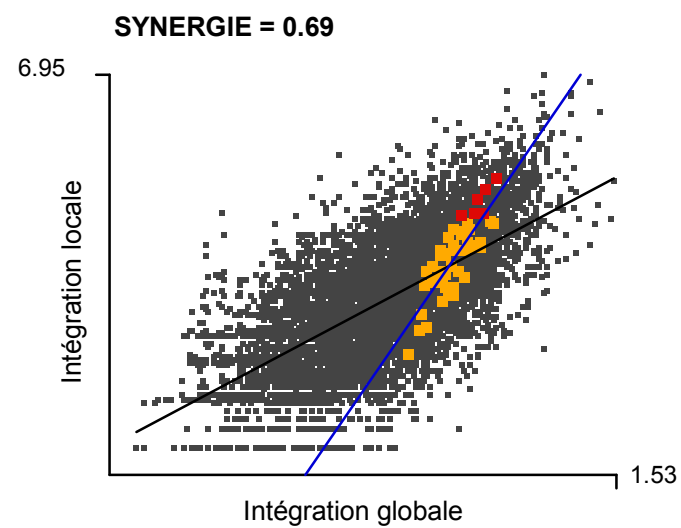
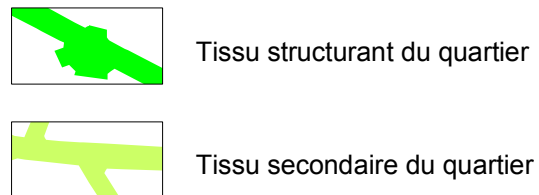


VALEURS MOYENNES D'INTEGRATION

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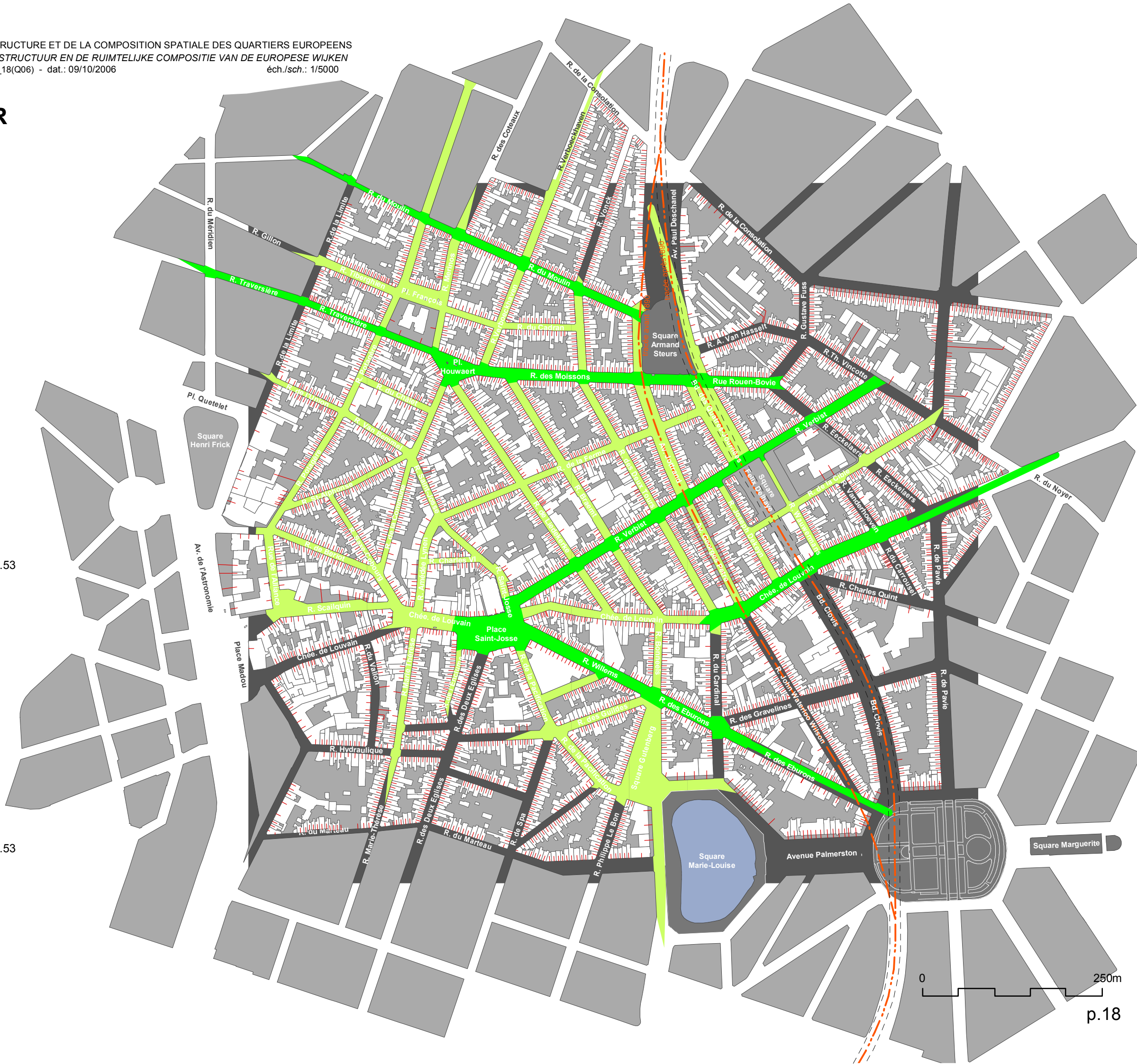


ANALYSE PAR QUARTIER LE QUARTIER HAUWAERT-SAINT-JOSSE 1/2





VALEURS MOYENNES D'INTEGRATION

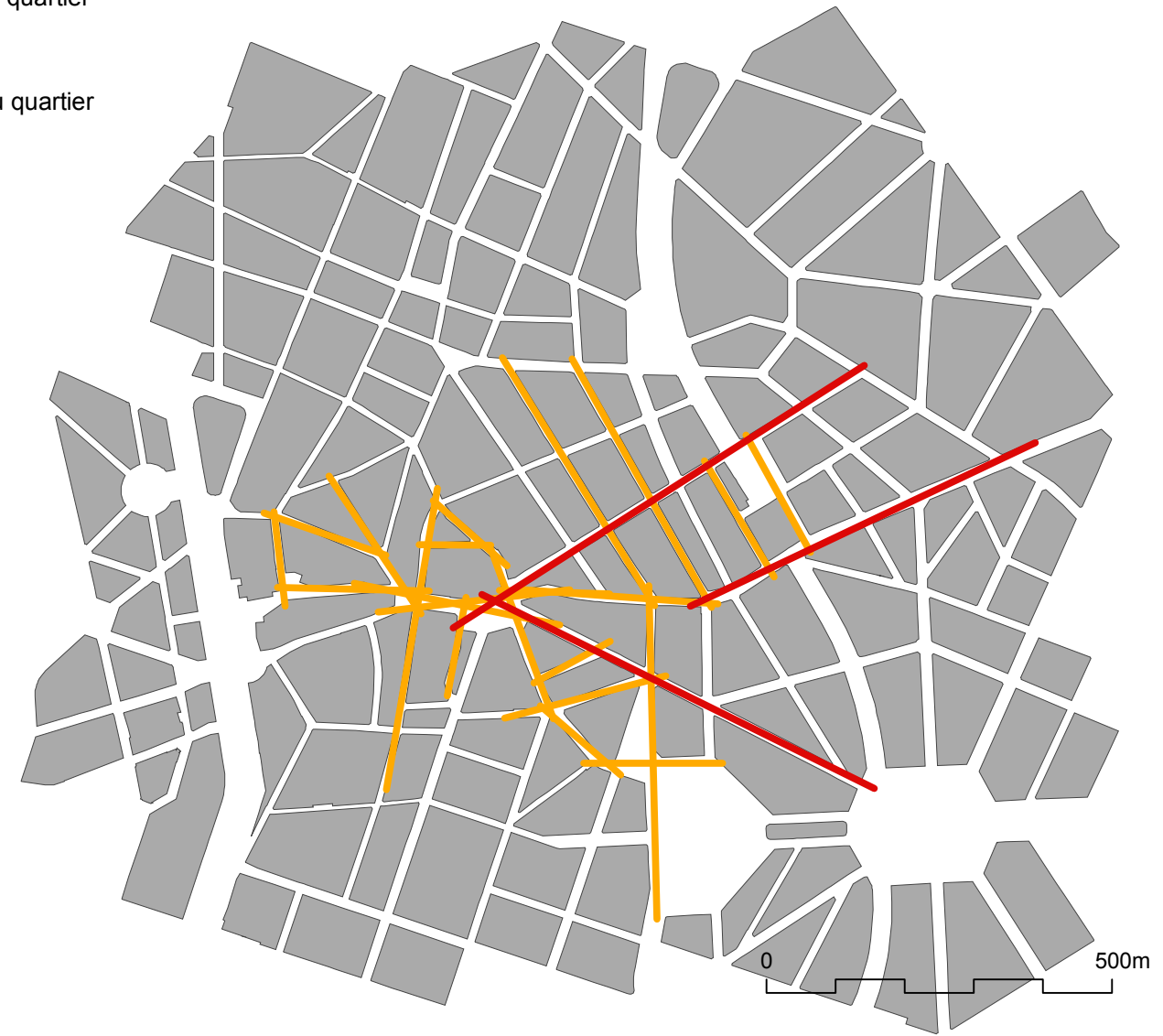
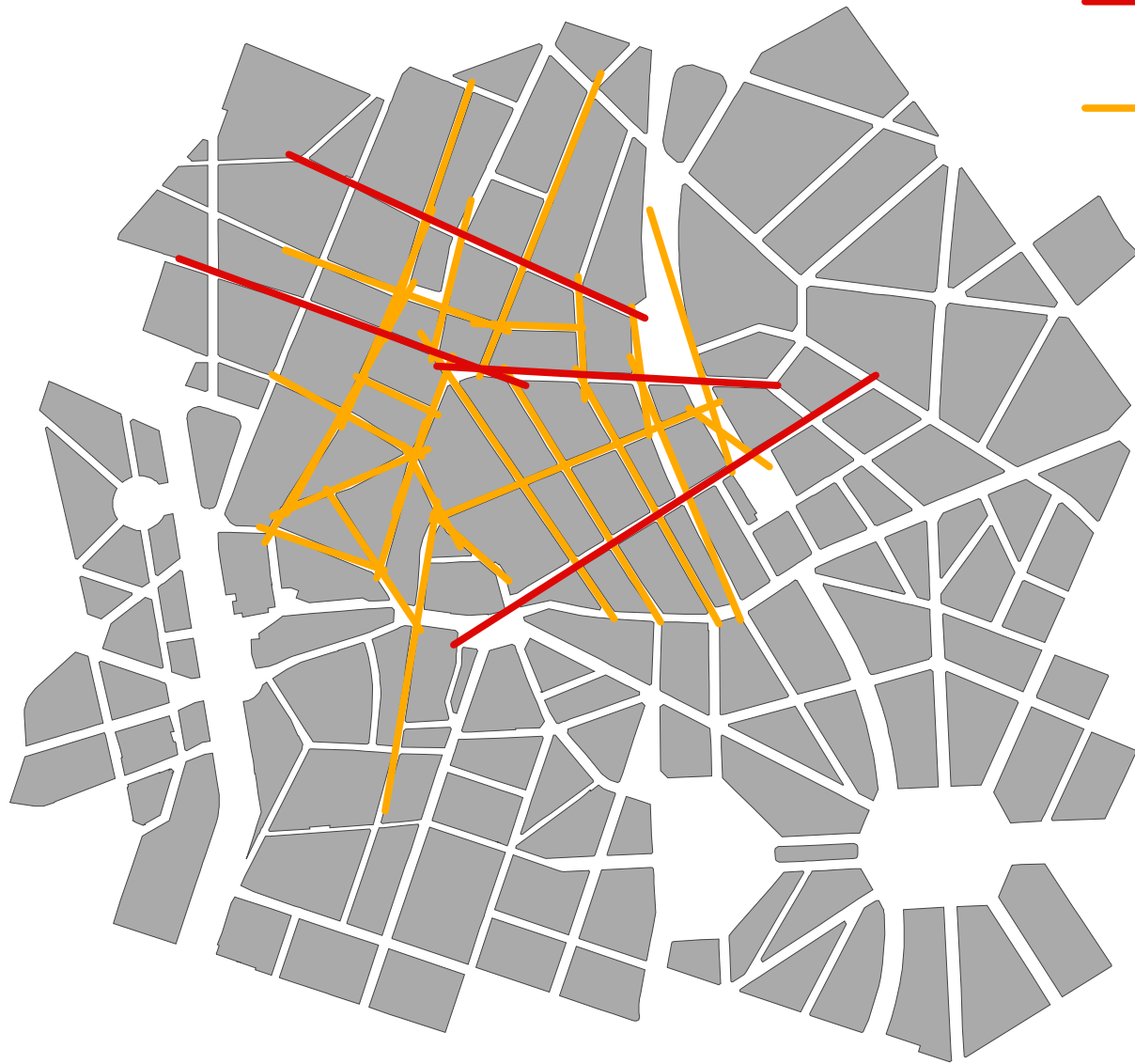
Locale = 3,63 Globale = 1,18



ANALYSE PAR QUARTIER

LE QUARTIER HAUWAERT-SAINT-JOSSE 2/2

-  Tissu structurant du quartier
-  Tissu secondaire du quartier

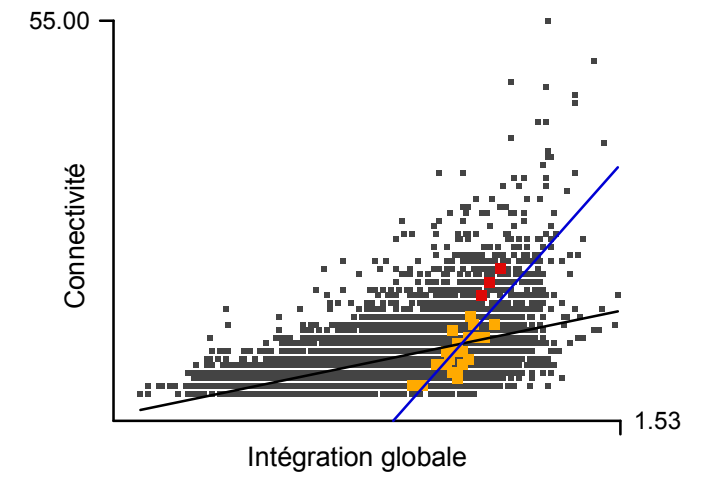
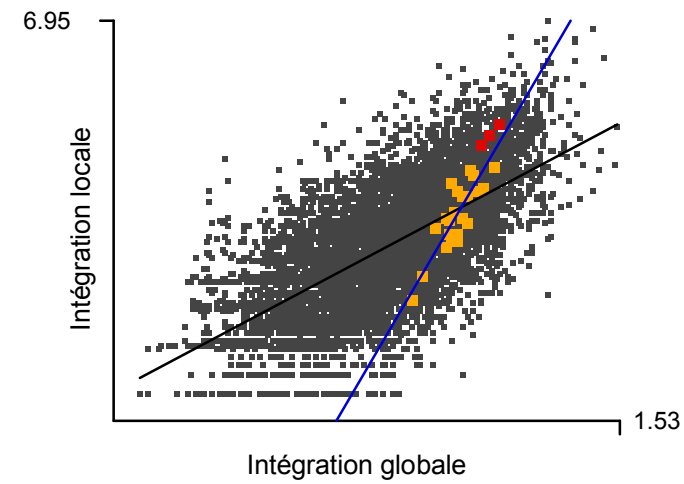
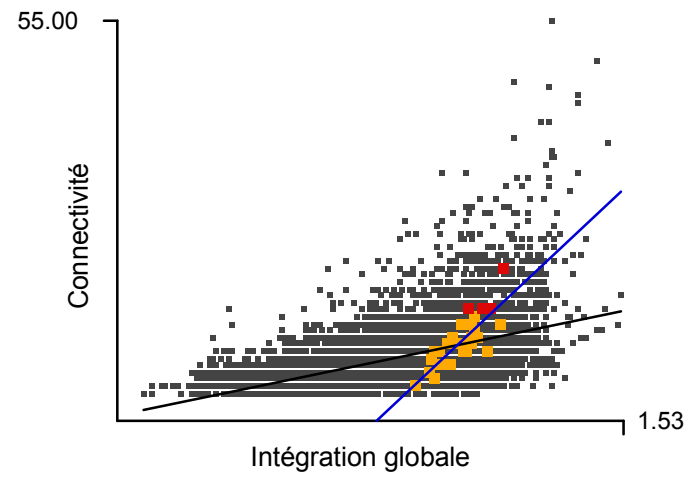
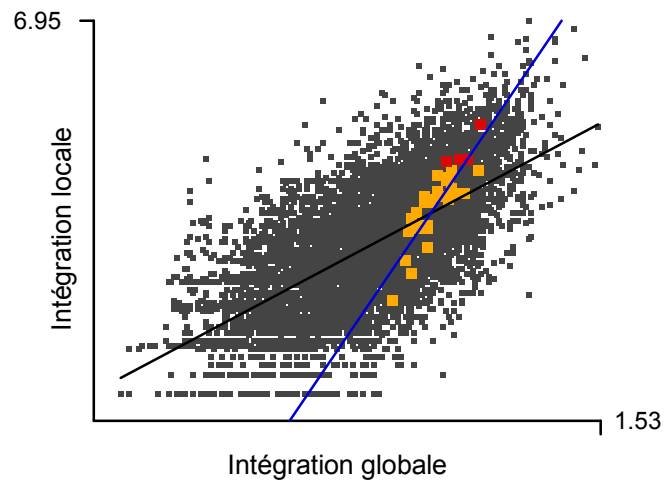


SYNERGIE = 0.74








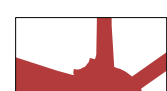


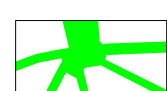


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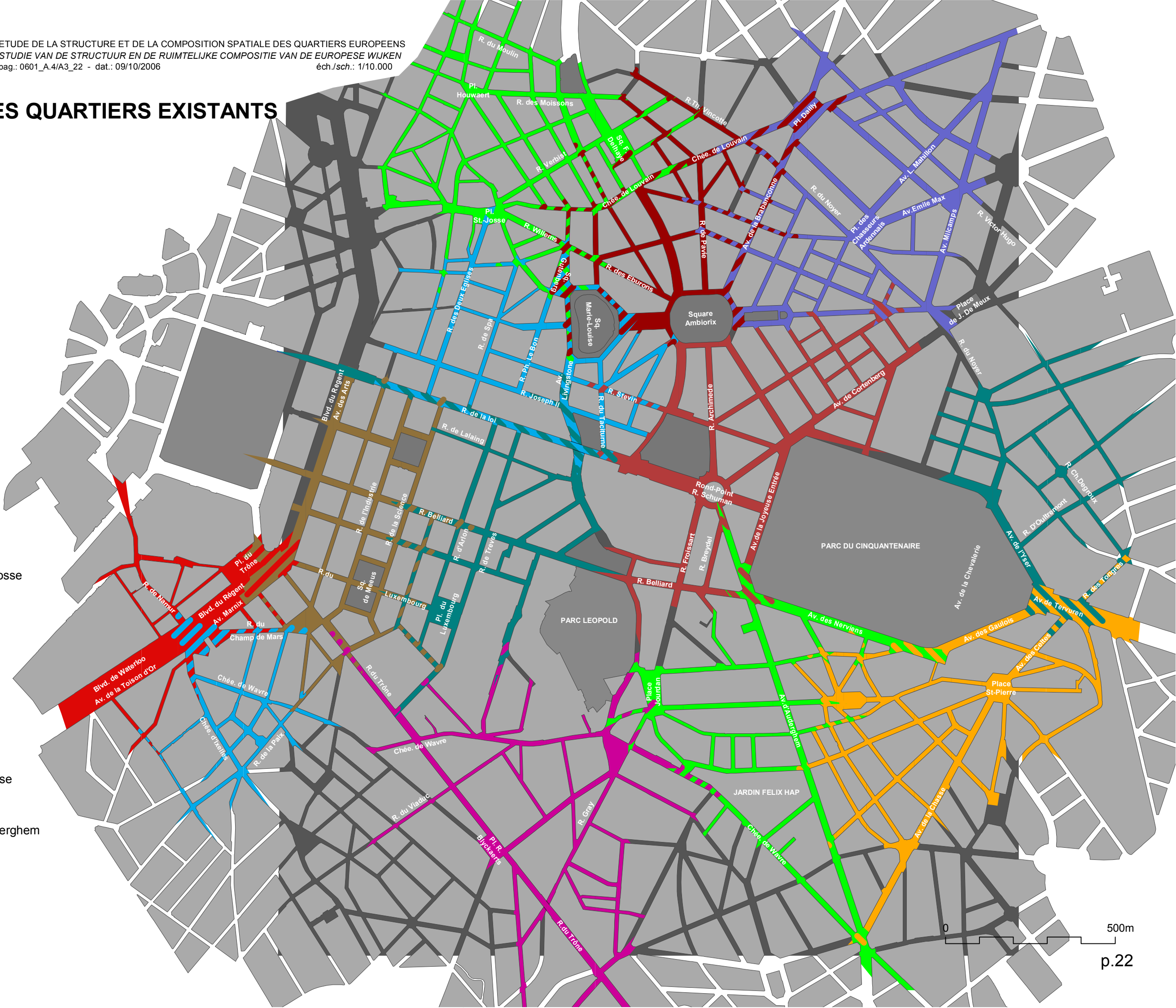
SYNERGIE = 0.79

INTELLIGIBILITE = 0.64



LOCALISATION DES QUARTIERS EXISTANTS

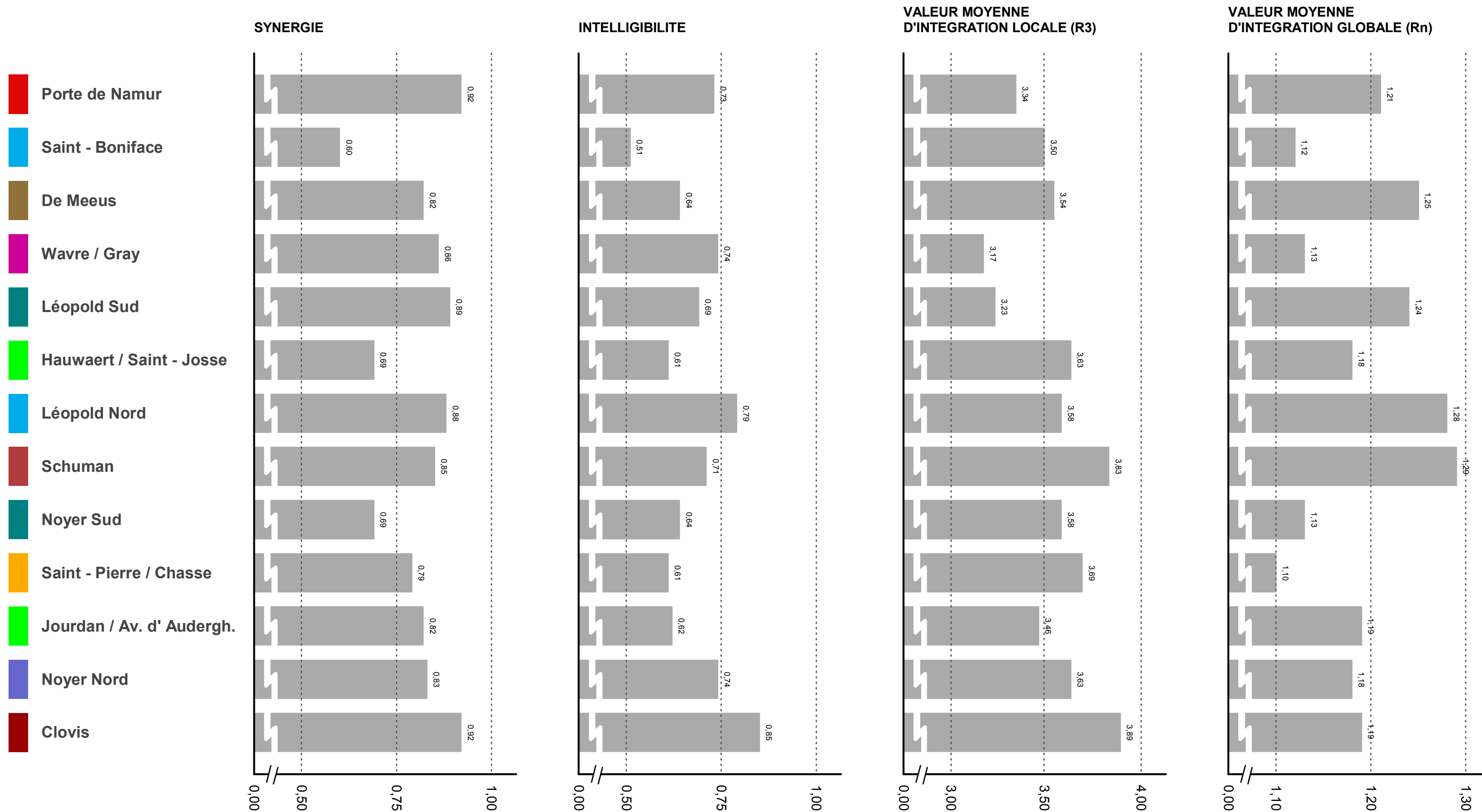
-  Porte de Namur
-  Saint - Boniface
-  De Meeus
-  Wavre / Gray
-  Léopold Sud
-  Hauwaert / Saint - Josse
-  Léopold Nord
-  Schuman
-  Noyer Sud
-  Saint - Pierre / Chasse
-  Jourdan / Av. d' Auderghem
-  Noyer Nord
-  Clovis



0 500m

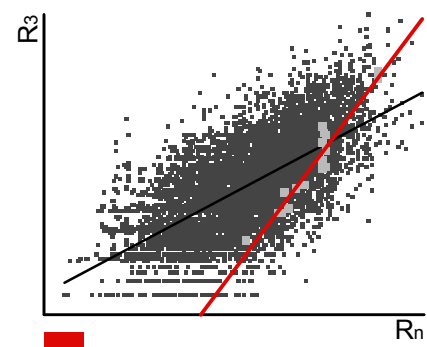
COMPARAISON DES PARAMETRES ENTRE LES QUARTIERS 1/2

LA SYNERGIE, L'INTELLIGIBILITE, LA VALEUR MOYENNE D'INTEGRATION LOCALE ET GLOBALE

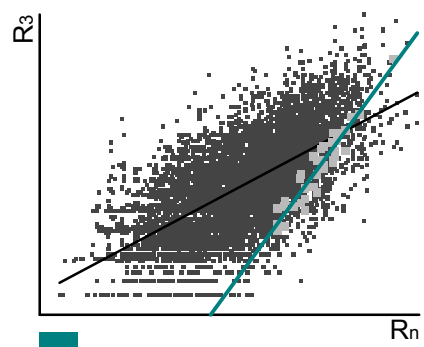


COMPARAISON DES PARAMETRES ENTRE LES QUARTIERS 2/2

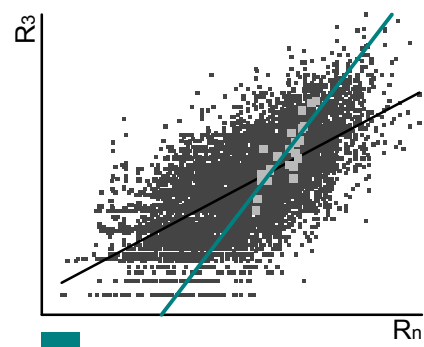
LA SYNERGIE ENTRE LES QUARTIERS



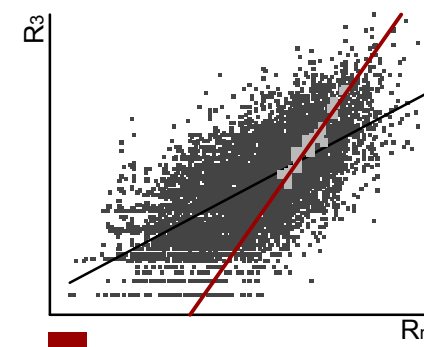
Porte de Namur
 $y = 10,89x - 9,86$



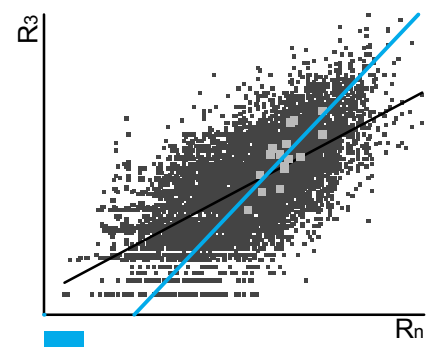
Léopold Sud
 $y = 11,18x - 10,64$



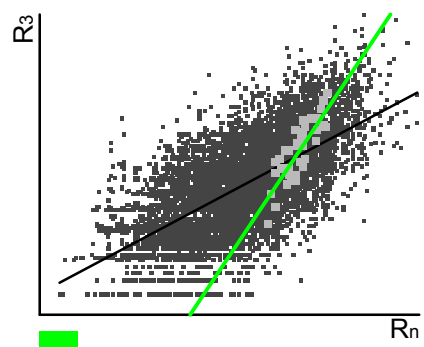
Noyer Sud
 $y = 10,6x - 8,49$



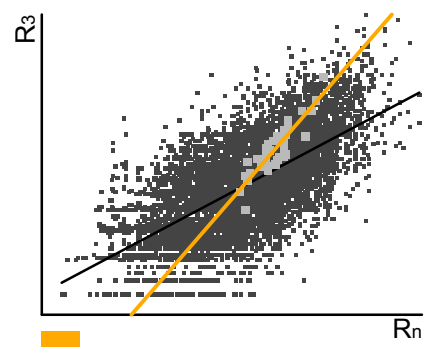
Clovis
 $y = 11,92x - 10,29$



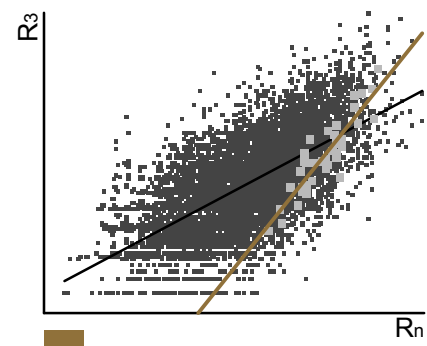
Saint - Boniface
 $y = 8,71x - 6,29$



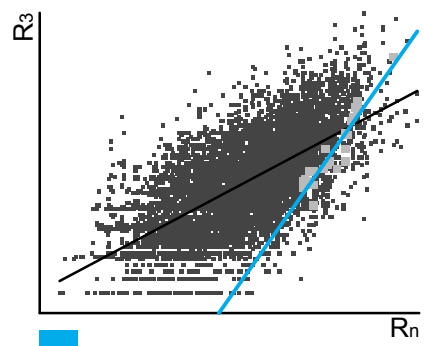
Hauwaert / Saint - Josse
 $y = 12,07x - 10,64$



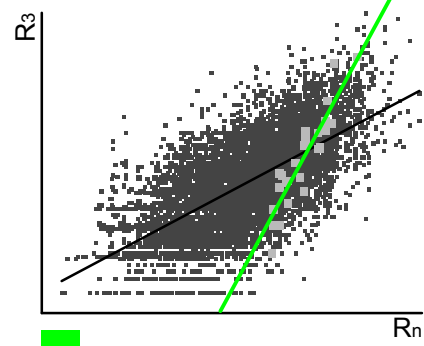
Saint - Pierre / Chasse
 $y = 9,32x - 6,65$



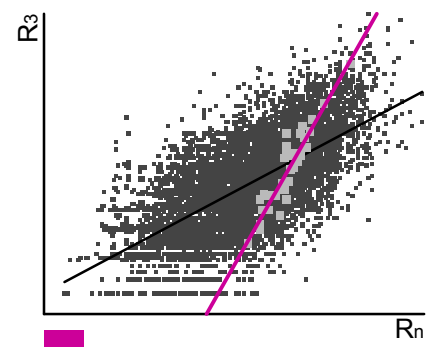
De Meeus
 $y = 10,24x - 9,25$



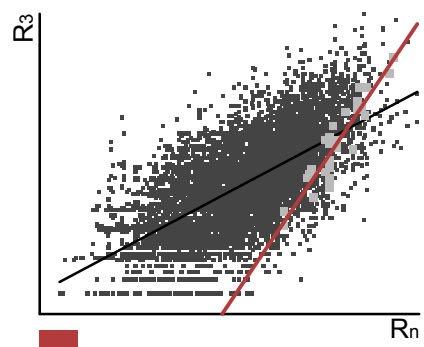
Léopold Nord
 $y = 11,11x - 10,63$



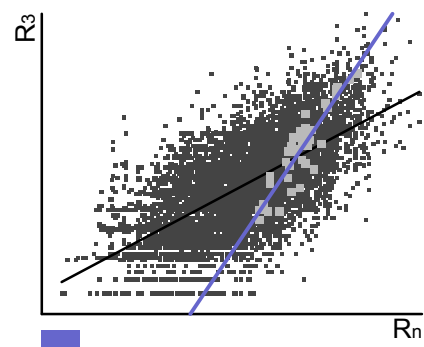
Jourdan / Av. d' Auderghem
 $y = 15,07x - 14,55$



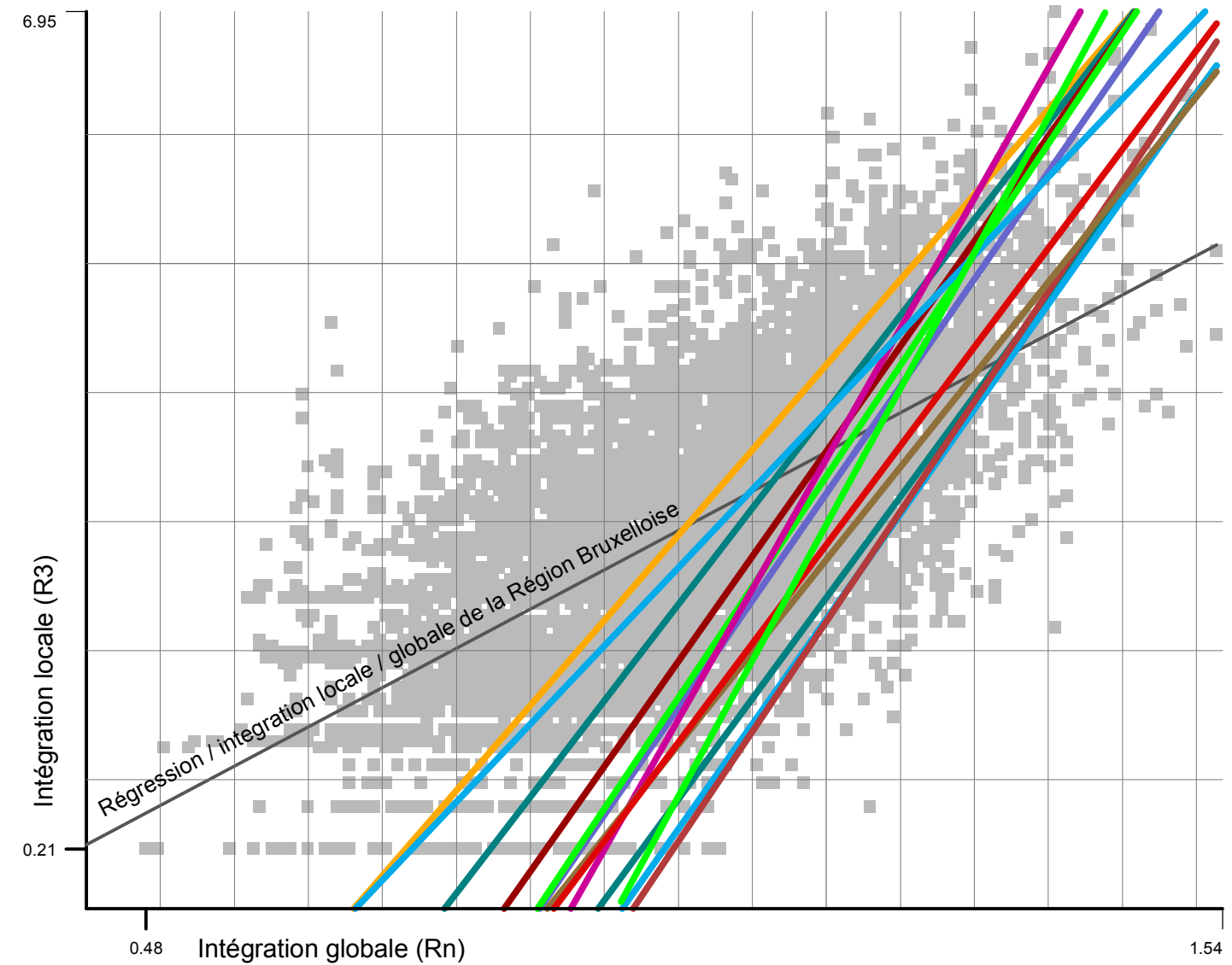
Wavre / Gray
 $y = 14,49x - 13,29$



Schuman
 $y = 12,1x - 11,86$



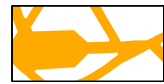
Noyer Nord
 $y = 12,1x - 10,65$



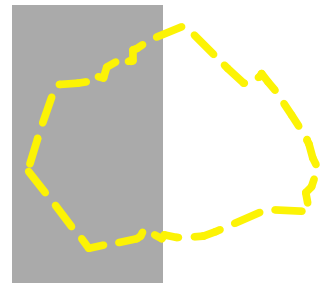
HIERARCHIE SPATIALE DU TISSU URBAIN



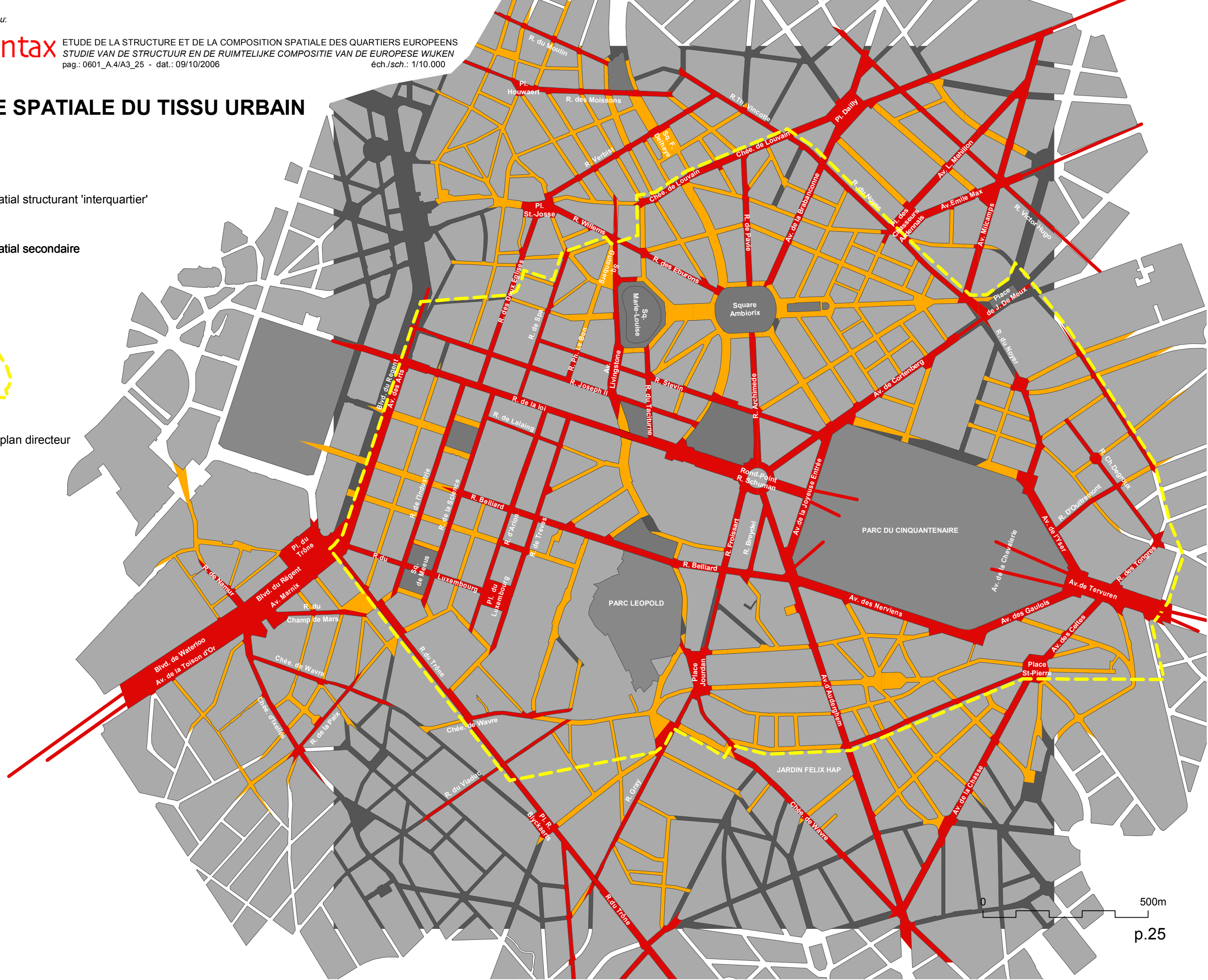
tissu spatial structurant 'interquartier'



tissu spatial secondaire



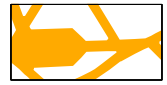
périmètre provisoire du plan directeur



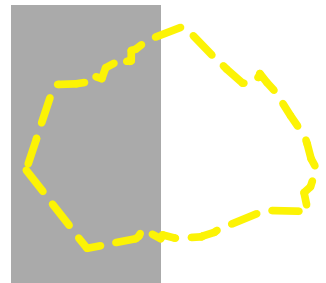
PROPOSITION DE PERIMETRE



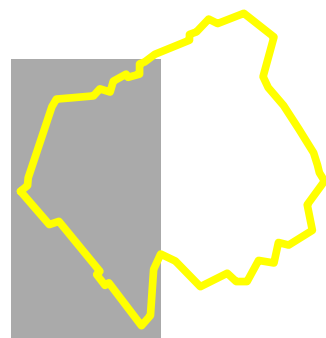
tissu spatial structurant 'interquartier'



tissu spatial secondaire



périmètre provisoire du plan directeur



proposition de périmètre basée sur les entités des quartiers

