

AgwA

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0908 CLAES

rue Joseph Claes, 36, 1060 Saint-Gilles - construction of a terraced house

<i>Client</i>	<i>Saint-Gilles Community, Brussels Neighbourhood Contract «Fontainas» Competition by invitation, 1st PRIZE</i>
<i>Budget</i>	<i>269 852 euros HTVA</i>
<i>Planning</i>	<i>completed in 2013</i>
<i>Team</i>	<i>AgwA</i>
<i>Surface</i>	<i>205m² + garden</i>
<i>Price/m²</i>	<i>1316 €/m²</i>
<i>Phase</i>	<i>finished</i>





Street elevation



Garden elevation

On a very narrow plot of only 326 cm width, with the garden situated two meters below street level. The new house is organized entirely in split level floors.

The stairs are wrapped around a central core, which contains all the technical services. The core is defining the spaces. The front hosts a series of secondary spaces as hall, bathrooms, playground... On the contrary, the collective areas as kitchen, living-room and bedrooms are set at the back of the house.

Because of such narrow space, the program is divided by half levels avoiding unnecessary partition walls. This division generates an open and fluid space by keeping all the while a clear identity and cross views between the different rooms.

Four large windows with identical size characterize the glazed brick façade. With the use of this material, the house blends in at a certain level with the rest of the street, and at the same time it distinguishes itself through the use of a continuous bond for the glazed bricks and the distinct proportion of the windows.



