



The Royal Warehouse and some planned constructions seen from the 'UP-site' side of the canal, giving an idea of the scale of Tour & Taxis

Tour & Taxis

THE OLD WITH THE NEW

The 30 hectare Tour & Taxis site alongside the canal in Brussels and neighbouring the North District, is a long term development by the Project Tour & Taxis company. It is of great historical significance, having been the major customs site for Brussels, with more than 3,000 people working here in the middle of the last century. The project underway has the aim of establishing an entire new district for Brussels, with housing, shops, offices, services and public infrastructure. Large green areas will also be laid out and the development will be focused on three main themes: a new dynamism given to the existing heritage, sustainable communities and water.

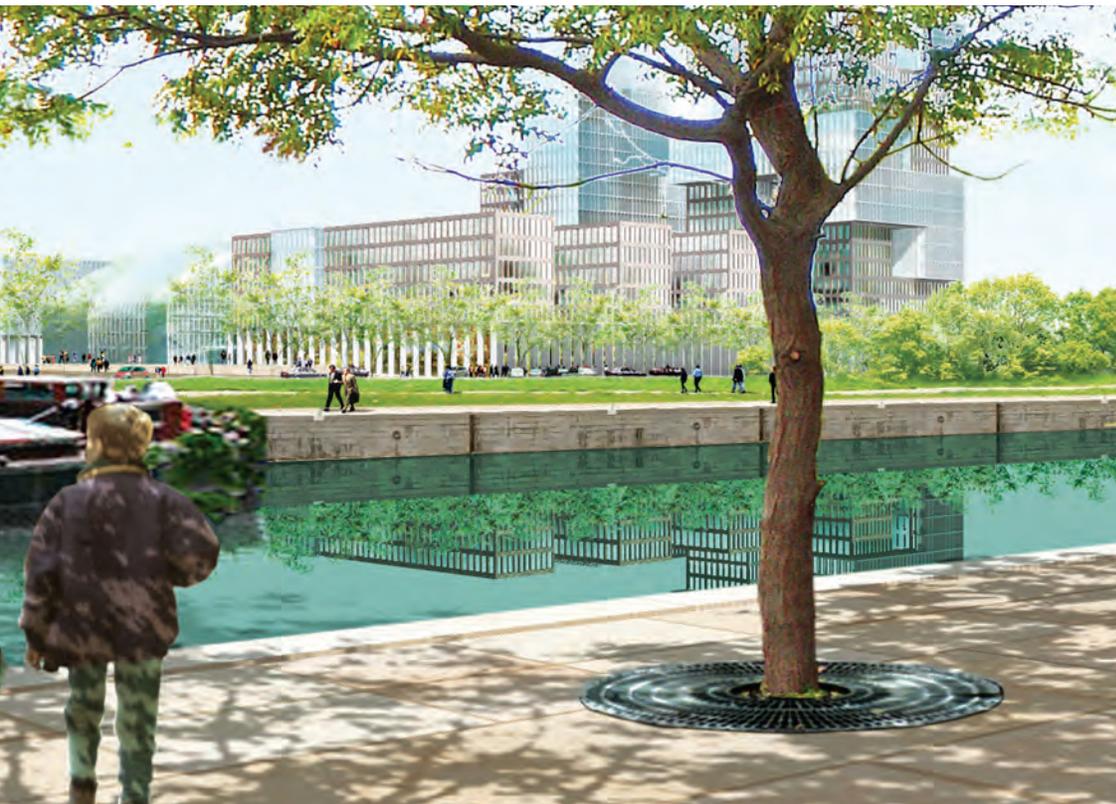
Recently, the European institutions have also taken space in this northern zone, a move which not only represents a recognition that their traditional home, the Leopold District, cannot provide all the accommodation they require, but which also demonstrates the relative proximity of the business districts within the compact city limits of Brussels. The existing buildings (of which two more major

historical constructions still exist) will continue to be renovated and the new constructions will accommodate a diverse range of different functions and people in an environment designed to be respectful of the environment and of mobility.

This new complex fits into the development which the Region advocates for the Brussels canal, with a park, a new bridge and residential accommodation along the water.

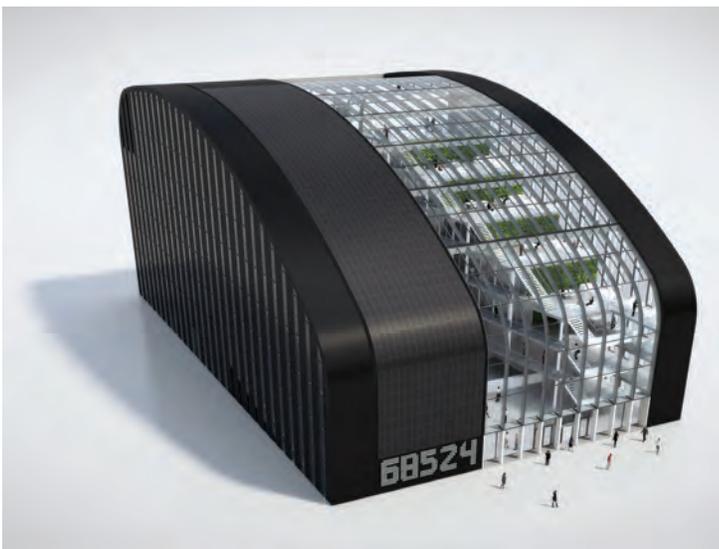
Royal Warehouse and Sheds

The most visible of the existing buildings is the Royal Warehouse, which is fully renovated and now accommodates around forty companies on its upper floors, with shops and services on the ground floor. It was built to show the importance of its original function of safeguarding high value merchandise, a palace to trade, a fortress. It is surmounted by a clock tower and a globe. With total space of 17,000 m², the Sheds just to the rear of this are principally used for fairs, conferences, concerts, fashion shows and entertainment events.



**Tour & Taxis
Avenue du Port
1000 Brussels**

Developer :	Project T & T
Architect :	Severai, by project
	30 hectare
Surface Area :	
alongside the canal in Brussels	
Office space:	150,000 m²
Residential:	150,000 m²
Accommodation of this in low-medium price accommodation)	± 45,000 m²
Public service equipment (schools, sports facilities...)	35,000 m²
Commerce (shopping, restaurants etc)	40,000 m²
Project status ongoing on several years	



They are connected to the Royal Warehouse by an underground passageway. The architectural history of the Sheds is also of interest – the surface area of the roof (which has no supporting beams) is equal to three times the Grand’Place in Brussels, and is believed to be unique of its type in the world.

Future developments

The continuing development of Tour & Taxis will see not only the restoration of the remaining heritage buildings on the site, but a vast amount of

new construction. This will include the construction of an office building for the Brussels Environment service IBGE, and which is intended to be the greenest passive building in Europe.

In total, to add to the 95,000 m² of existing (heritage) constructions, there will be 370,000 m² of new constructed space, to include (through stipulations from the Region and in agreement with the developer). The entire development will take many years, and is likely to give rise to a new district ‘Tour & Taxis’ both in fact and in name.

Tim HARRUP ■

from left to right:
The new office building designed by the architecture bureau CEPEZED for the Brussels Environment service (IBGE) to be constructed on Tour & Taxis.

The Royal Warehouse retains its interior architectural features; the ground floor houses many shops, restaurant facilities and services.