

Challenges for the preservation of small production space

The case of construction in Brussels
(1965-2016)

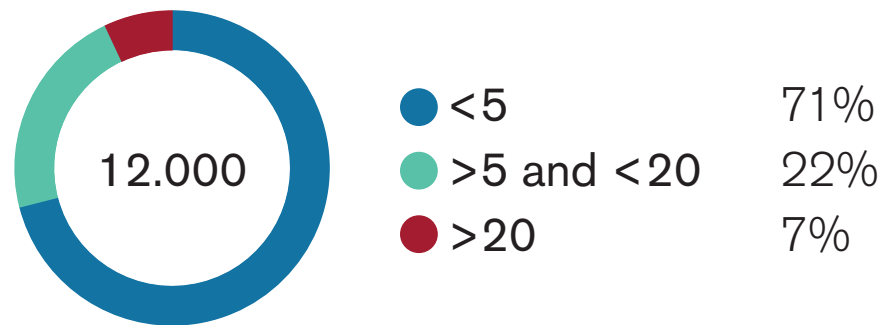
B U I L
D I N G
—
B R U S
S E L S

Sarah De Boeck
Matthijs Degraeve
Frederik Vandyck





And/or, neither/nor



Number of employees in Brussels construction enterprises

(PFCD, 2014)



(limited) Infrastructural needs of construction enterprises



Exemplary co-existence of working and dwelling

- Research question & methodology -

Where are/were Brussels construction enterprises located and what **spatial relationships** do/did they have with **other actors** in the building process?

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PART A (1965-2016)

Geography of the construction sector

- > Industry and trade address books (1965)
- > Crossroad database of enterprises (2016)

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PART A (1965-2016)

Geography of the construction sector

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PART B (1965-2016)

Construction sites (clients)

Materials suppliers

Workforces

Where are/**were** Brussels construction enterprises located and what **spatial relationships** do/**did** they have with **other actors** in the building process?

PART A (1965-2016)

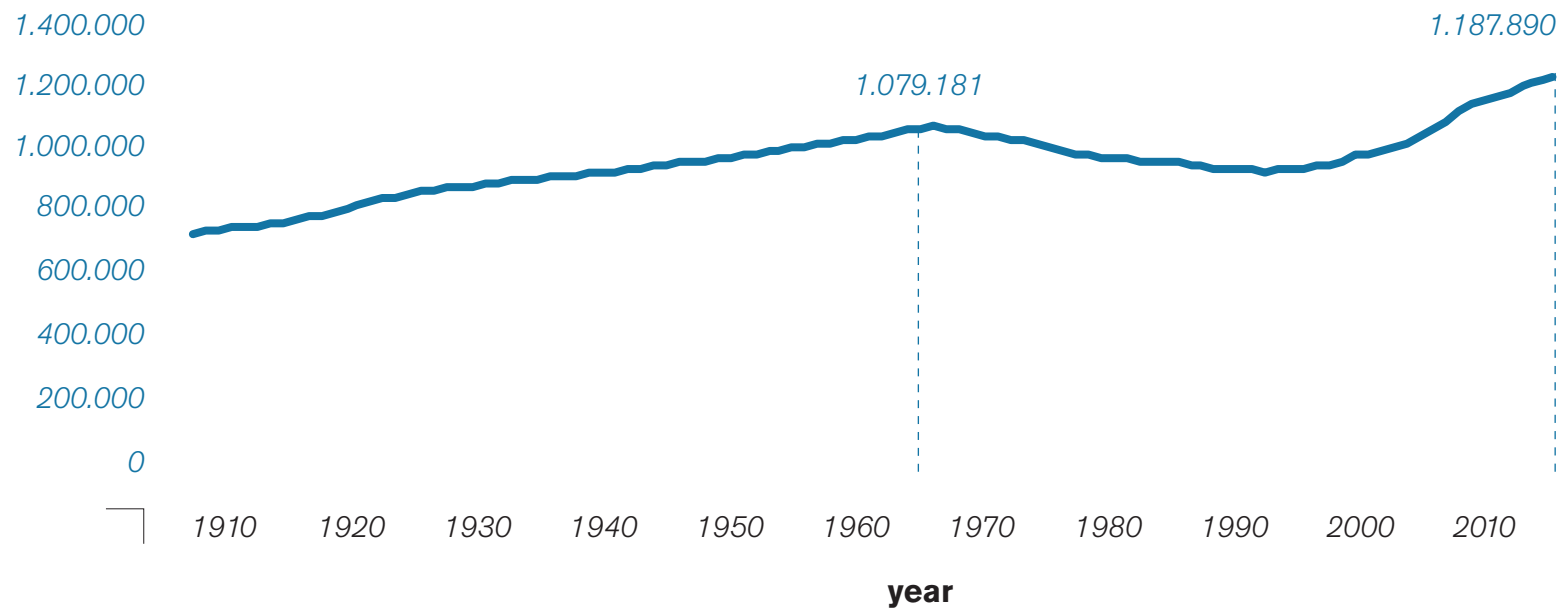
Geography of the construction sector

- > Industry and trade address books (1965)
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- *Geography of the construction sector (1965-2016)* -

inhabitants



Demographic projection in Brussels-Capital Region 1965-2016

(np-data, 2016)

inhabitants

1.400.000
1.200.000
1.000.000
800.000
600.000
400.000
200.000
0

1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010

year

1.079.181

4.434

1.187.890

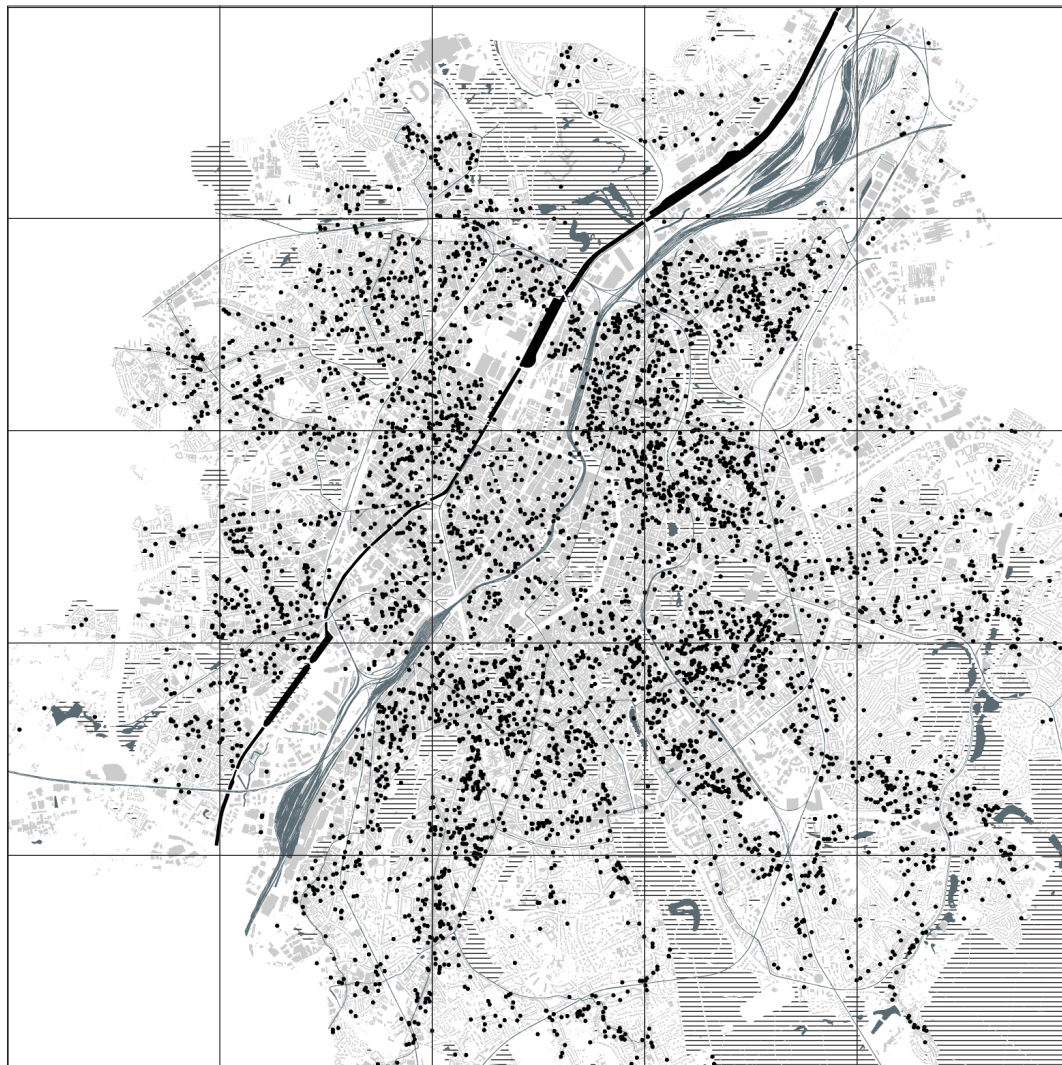
construction companies

5000
4000
3000
2000
1000

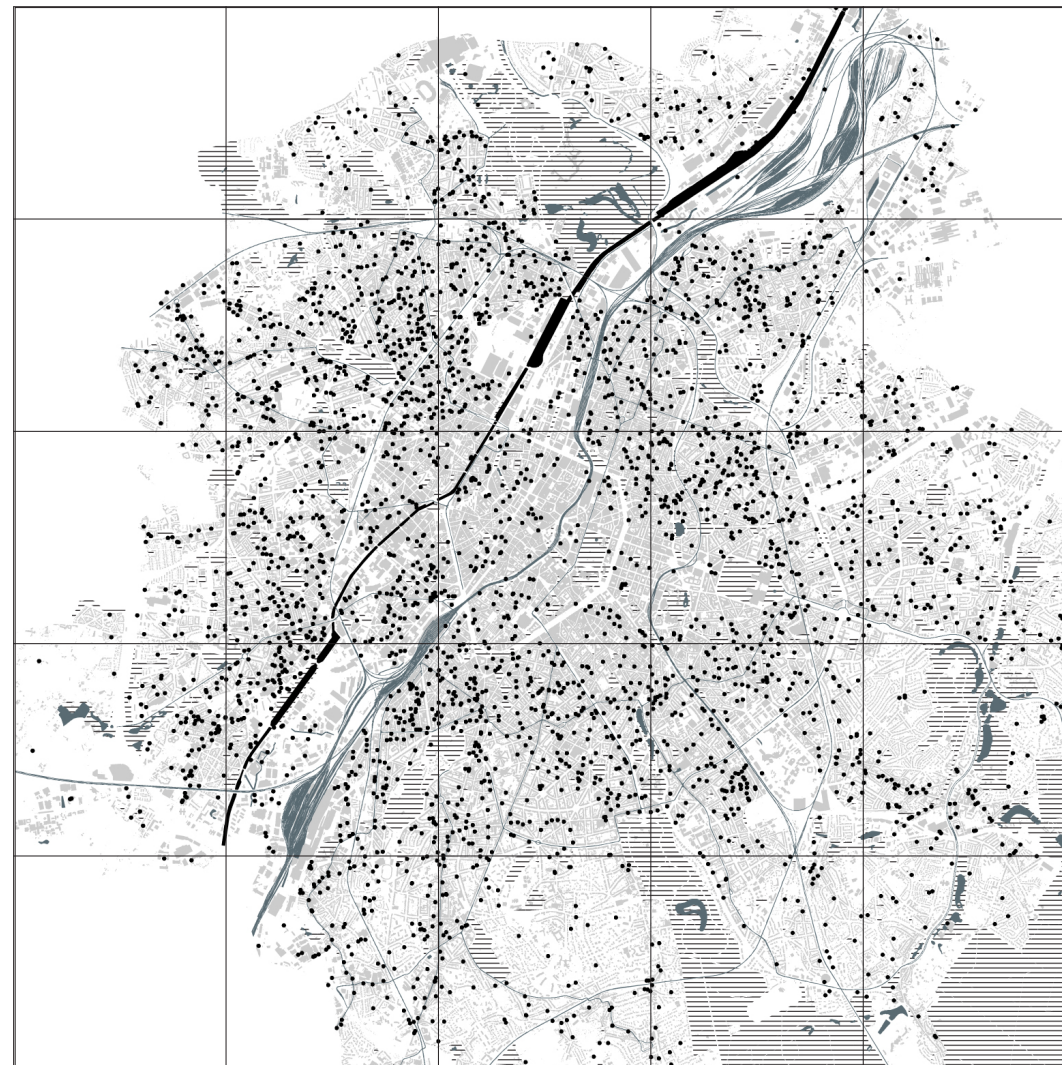
3.830

Comparative analysis of construction companies (1965-2016)

(Industry and trade address books, 1965) & (KBO, 2016)

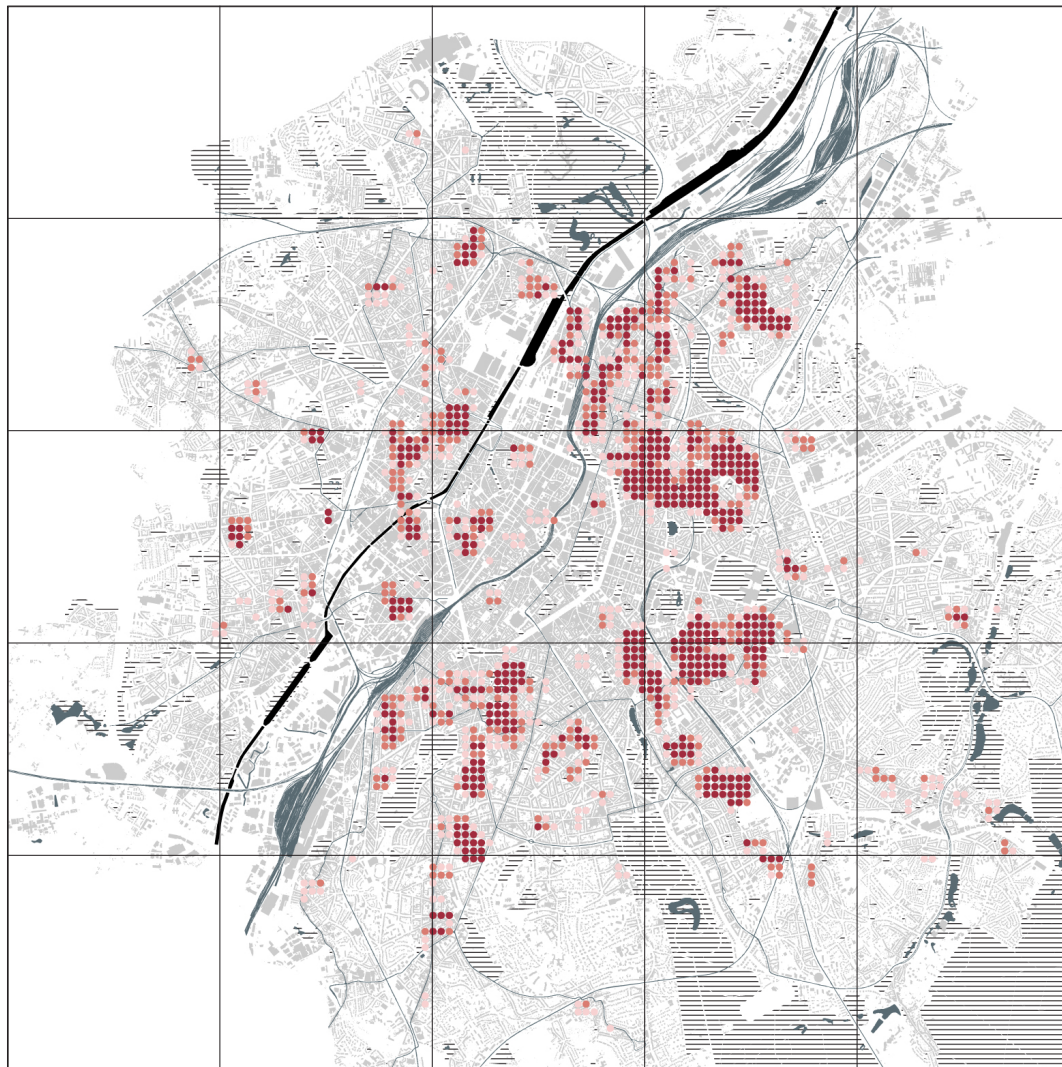


• Construction company in 1965 (4.434)

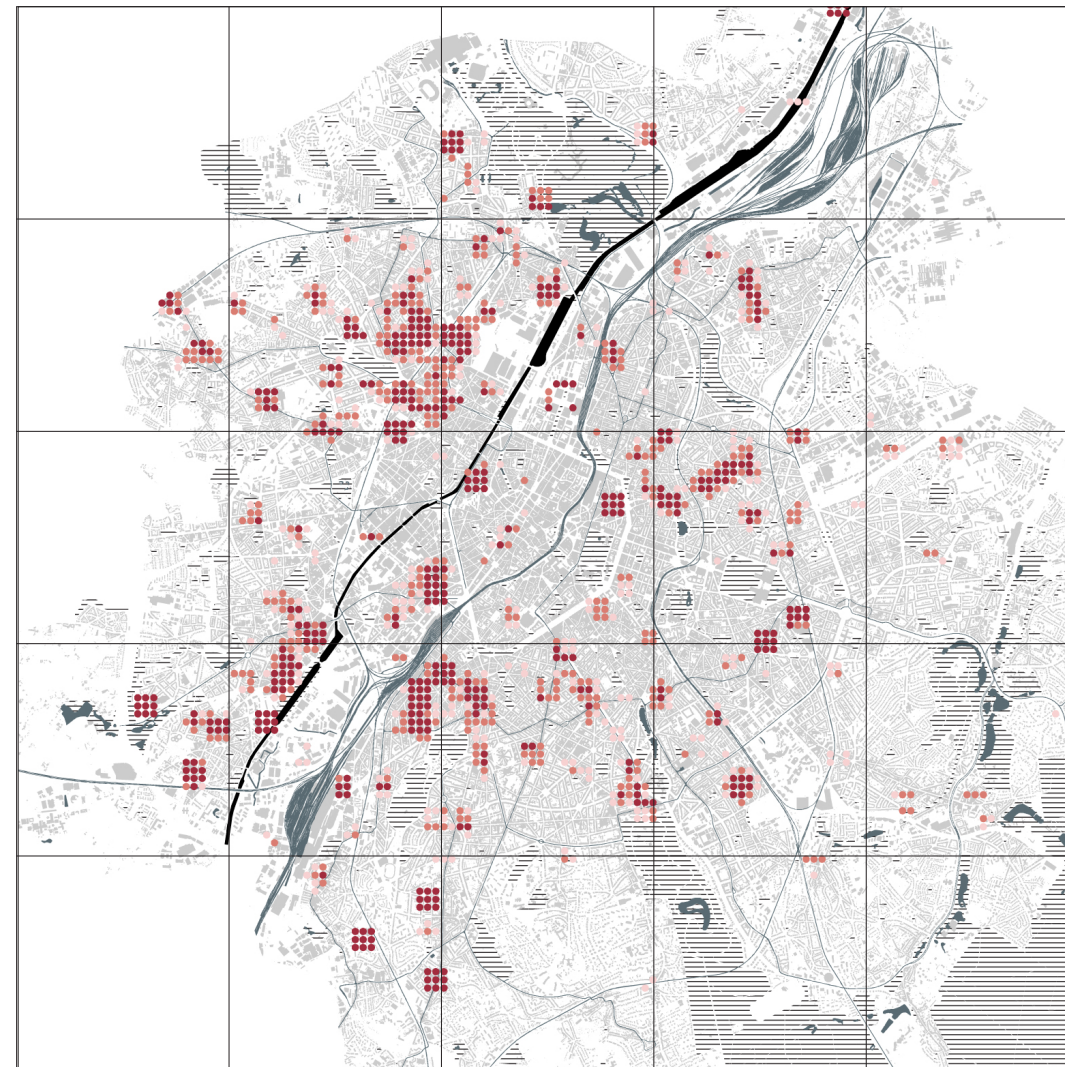


• Construction company in 2016 (3.830)

Geographical comparison (1965-2016)



• 2,2 - 2,7 Std. Dev. • > 2,7 Std. Dev.

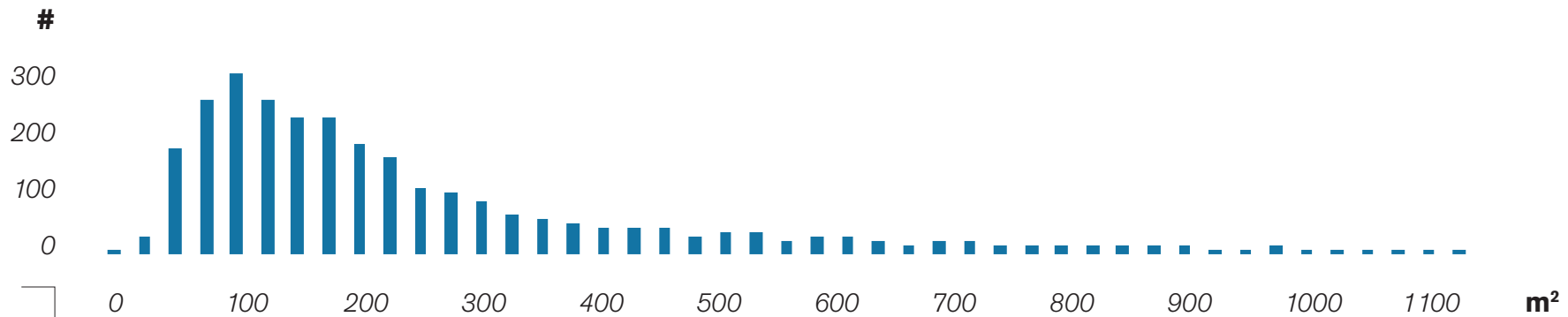


• 2,2 - 2,7 Std. Dev. • > 2,7 Std. Dev.

Hotspot analyses comparison (1965-2016)

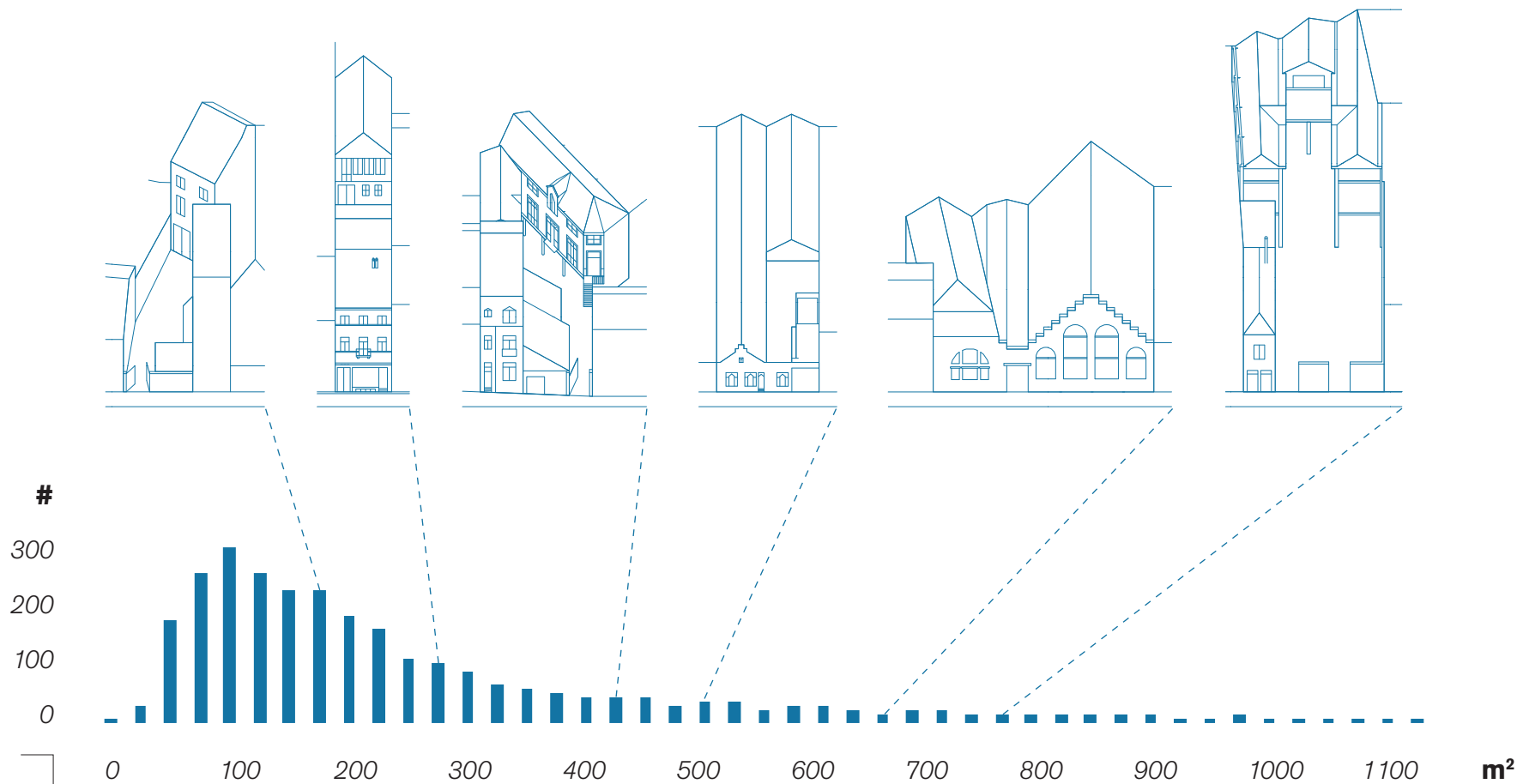
*« I know several entrepreneurs who don't have a workshop. They have their van.
They go to the client and work on the street with two trestles. »*

Carpenter
Jette



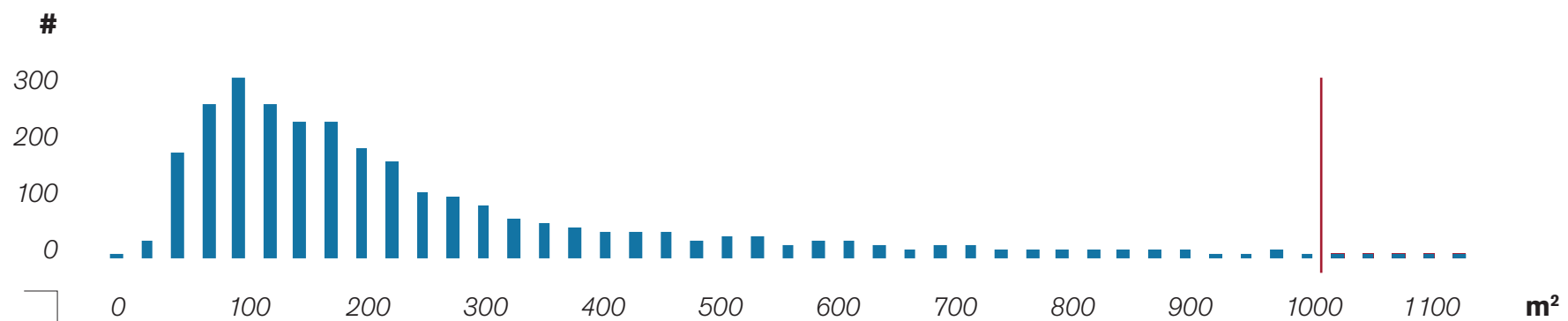
Distribution of plot surface occupied by construction firms in Brussels-Capital Region in 2016

(FOD economy, 2016)



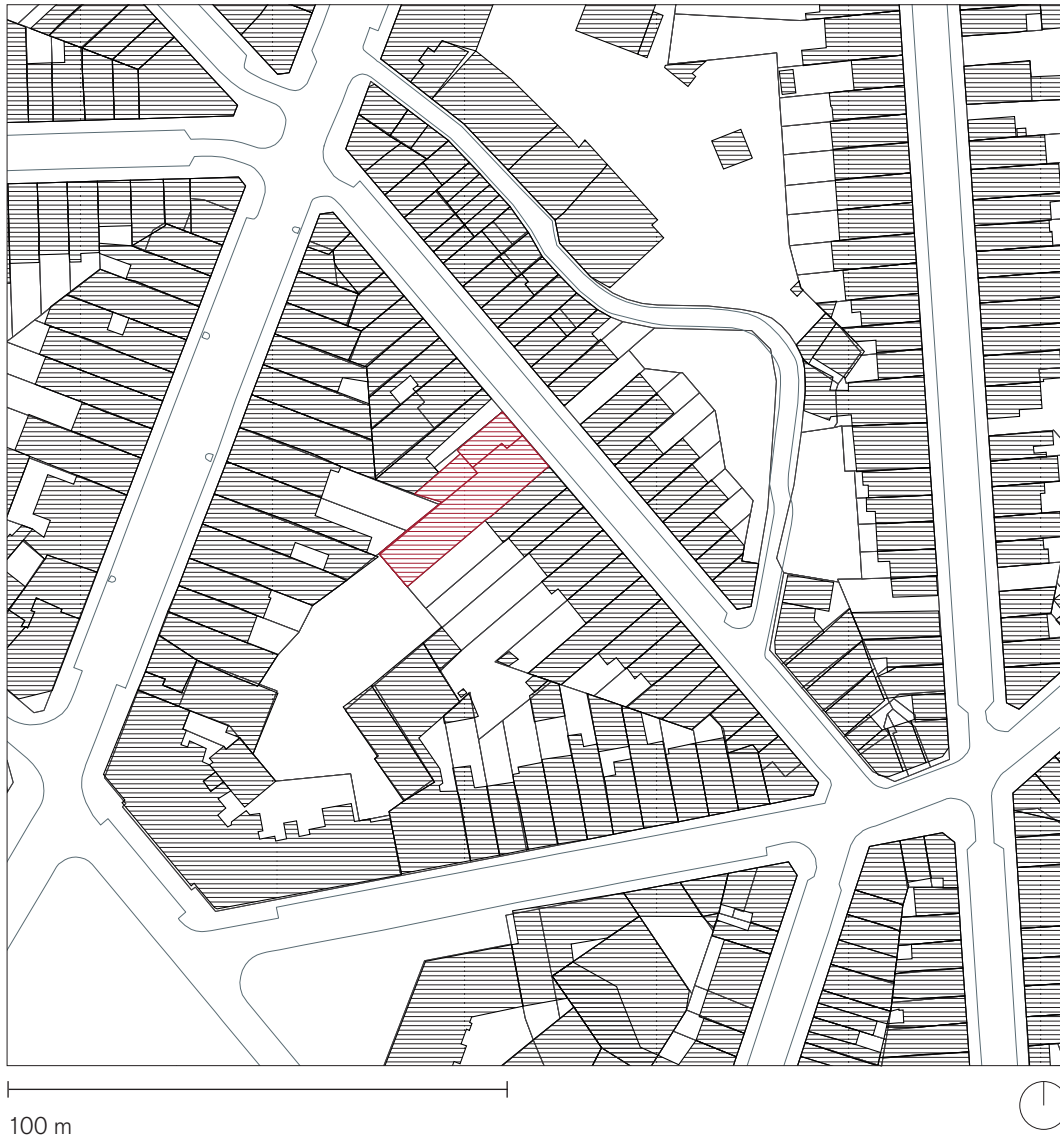
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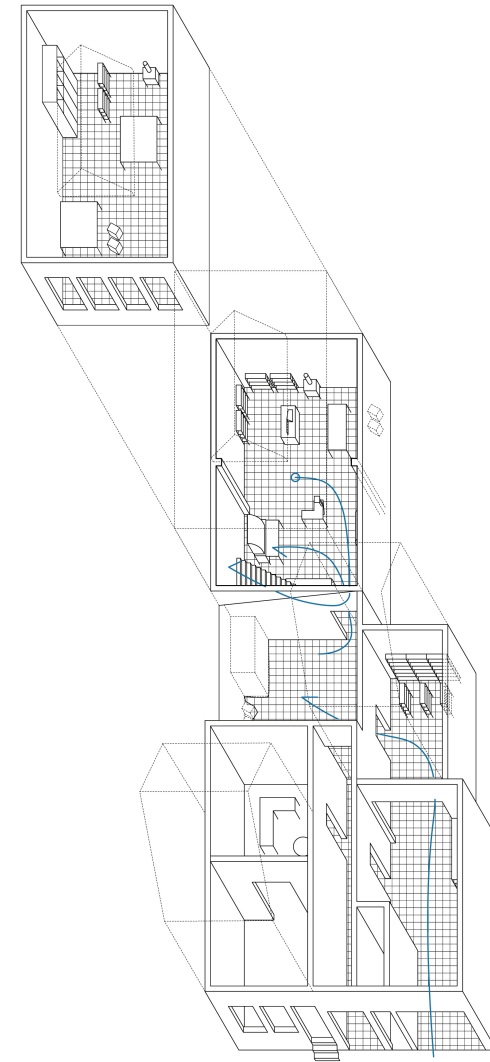
« I found a good location in Brussels: to get around, to get out of Brussels, to get in... that's why I stayed here. My goal was not to go to an industrial zone, I wanted to stay in Brussels, because the majority of my clients were in Brussels. They are still there. »

Carpenter
Elsene

An ideal workspace

« I have already been offered warehouses, but it is not warehouses that I need, it is a workshop. As a carpenter, I must be able to saw panels, assemble doors. »

Carpenter
Jette



10 m

An ideal workspace

- *Spatial relationships with clients & sites* -



Unpredictable mobility & spatial organization in city



Access to construction sites & parking

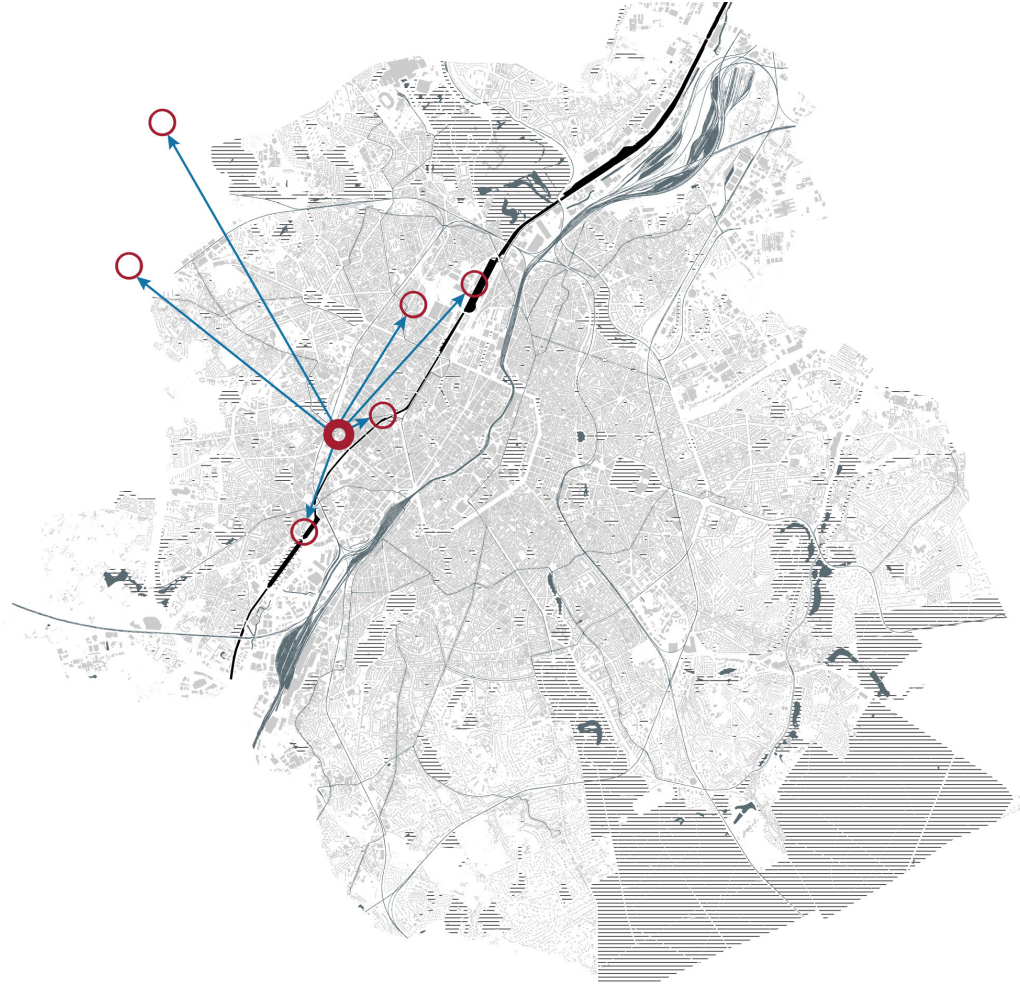


« Traffic jams? You can't solve that problem by relocating outside the city. We had a storage facility in [the north-western edge] for 24 years, but in the end I sold it because the traffic jams between the E40 and Brussels became so big. We lost far too much time. »

General contractor
Jette

An ideal construction site

- *Spatial relationships with material suppliers* -



« If I need to drive further for [wooden] board that is 10 euro's cheaper, and count my 'hourly wage', I lose money. »

Carpenter
Jette

Local supply chains



Trustful suppliers



(Frederik Vandyck, 2017)



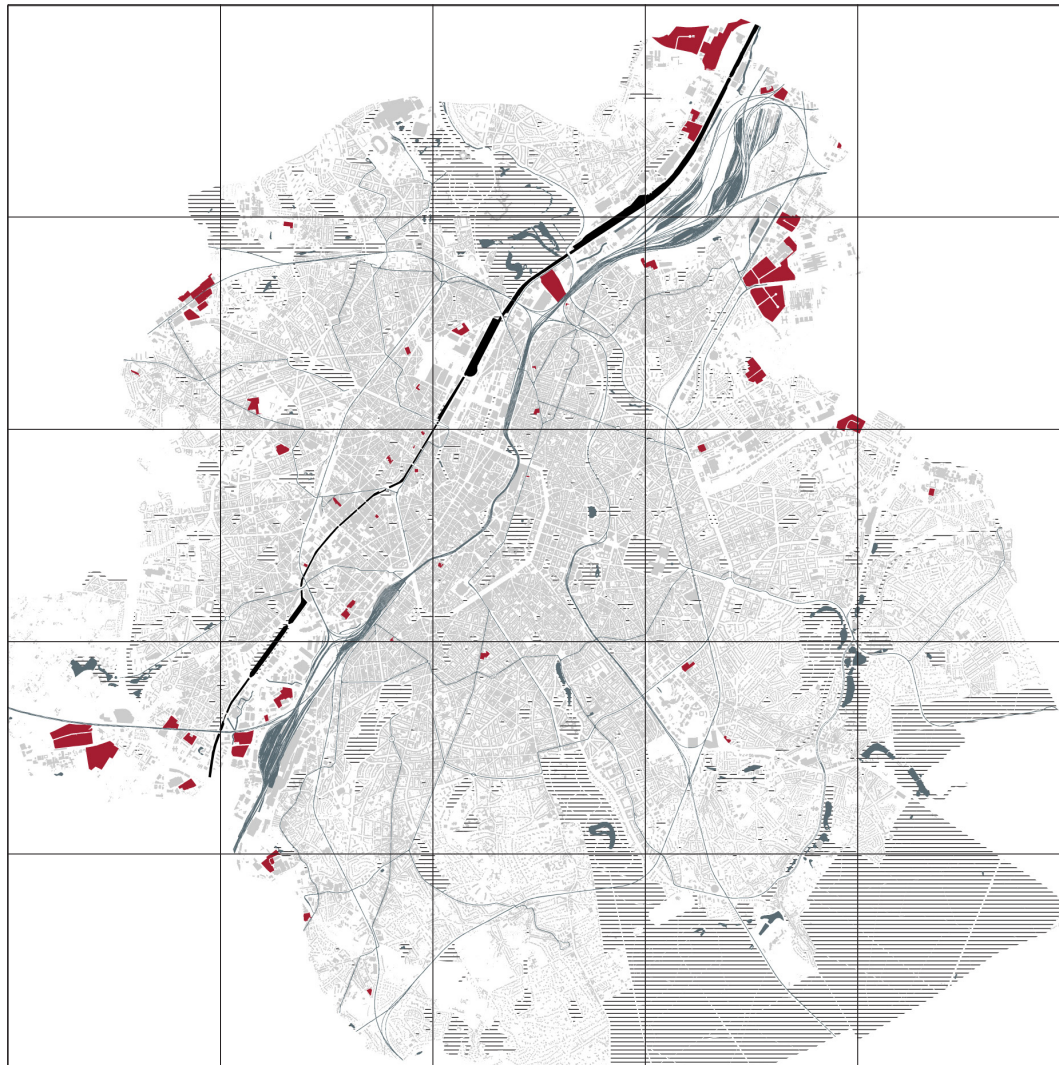
(Bouygues, 2018)

Residential gentrification

- *Concluding remarks* -

How can small production space be protected?

- 1) mapping production areas $< 1,000\text{m}^2$**
- 2) guaranteeing availability and affordability of small production spaces:**
 - a.** intervening in land price mechanisms
 - b.** limiting conversions from productive into residential space
 - c.** expanding and diversifying public patrimony of centrally located production space

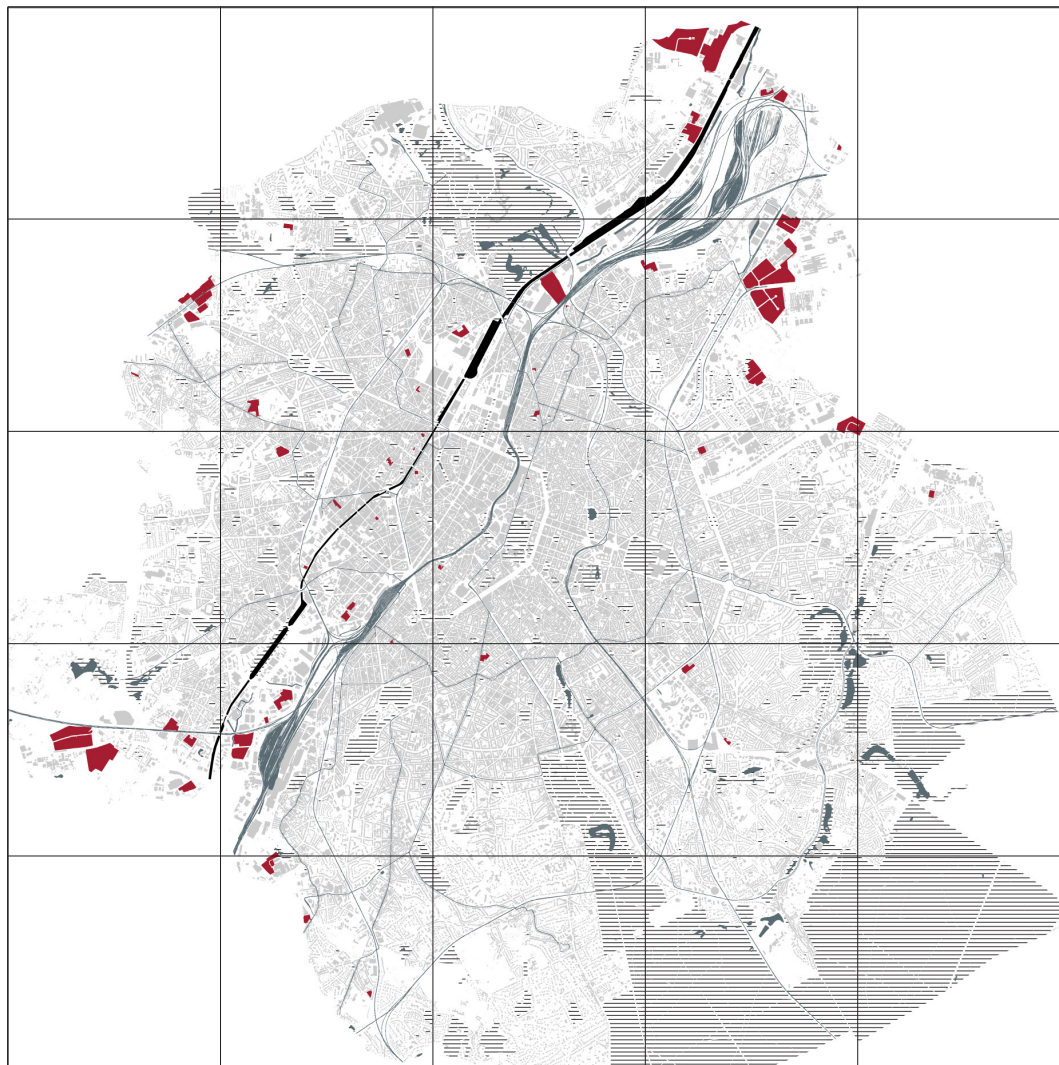


Citydev patrimony 2018

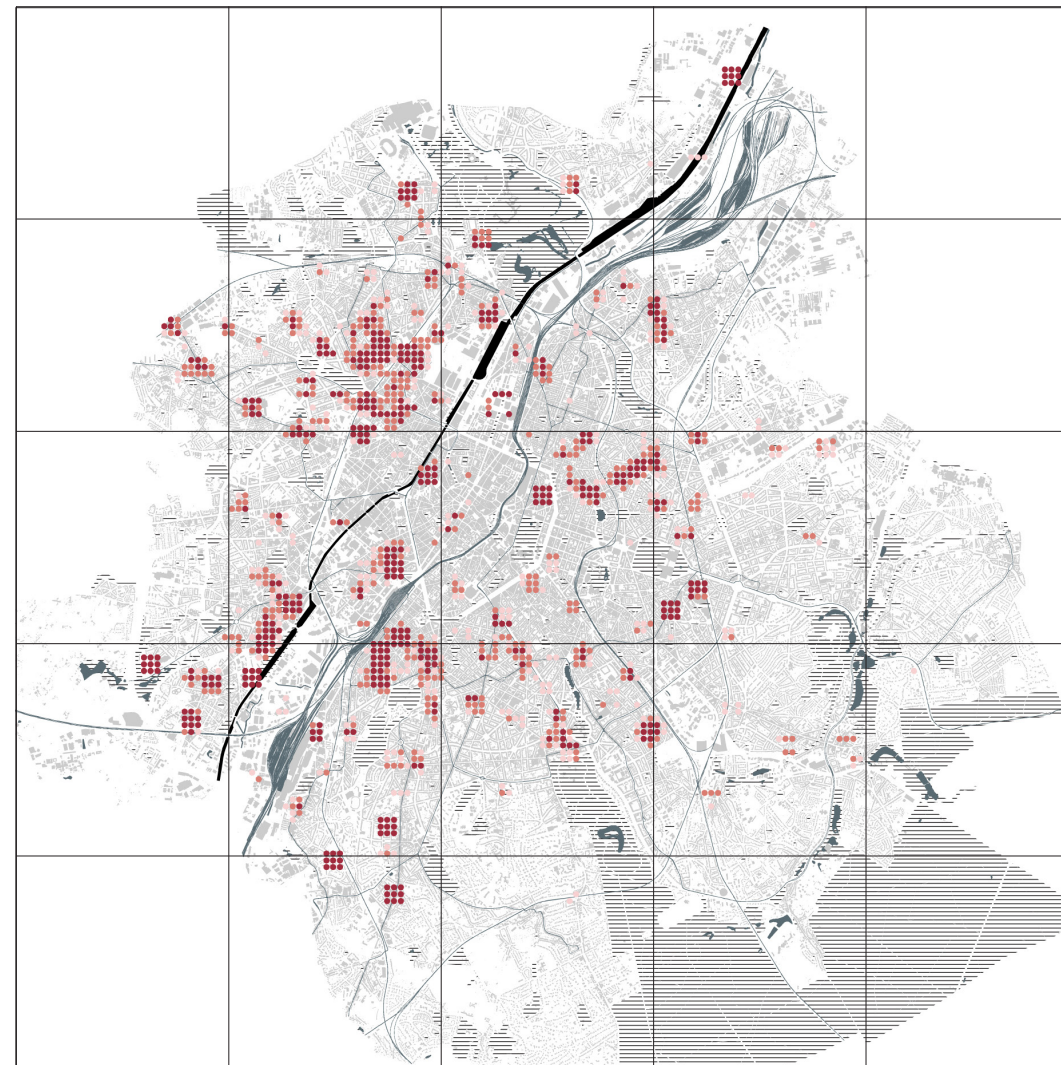
« Every Friday, Citydev sends me a list with all the available stores. I have already been offered warehouses, but it is not warehouses that I need, it is a workshop. As a carpenter, I must be able to saw panels, assemble doors... And in Brussels, you can't find nothing at all. »

Carpenter
Jette

A geographical mismatch?



Citydev patrimony 2018



Construction enterprise mapping 2016

A geographical mismatch?

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