

AN EXAMPLE OF URBAN REDEVELOPMENT TAKES SHAPE WITH TWIN FALLS: EAGLESTONE BELGIUM REINTRODUCES 74 TONNES OF MATERIALS INTO REUSE CHANNELS.

Since 2019, Eaglestone Belgium has been a certified carbon-neutral company for all its corporate activities.

In addition, each new development is subject to an in-depth assessment of its carbon footprint, and action is systematically taken to minimise emissions. Wherever possible, we also offset residual emissions.

TWIN FALLS: AN EXAMPLE OF PROPERTY CONVERSION

The Twin Falls project transforms an office building of over 16,000 m², acquired in 2020, into a contemporary urban mixed-use development.

The development provides a diversified offering available in two distinct parts. One, marketed by Eaglestone Belgium and Urbicoon, comprises 67 residential units (from studios to 4-bedroom flats), as well as 3 office spaces (totalling 530 m²). The other, recently sold to the investor ION Residential Platform, comprises 54 flats and a coliving space that will be managed by the French operator Colonies.

AN ARCHITECTURAL BIAS

Named "Twin falls" to echo its cascading structure and twin blocks, the project stands out for its bold architecture, designed by architects B2AI.

The project also stands out thanks to its shared outdoor space, which takes place between the two adjacent buildings.

This connecting and meeting space includes a square where residents can enjoy the greenery in peace and quiet. The increased permeability of this area, coupled with the greening of the surfaces, accentuates the physical and visual link between the homes and the park.



Twin Falls - Rue Neerveld 105/107, Woluwe-Saint-Lambert © Marc Detiffe

A PROJECT ACTIVELY COMMITTED TO THE ENERGY TRANSITION

The project will give a radically new identity to the former building, while retaining more than 70% of the load-bearing structure.

Beyond this choice of conversion, Eaglestone is making every effort to minimise the environmental impact of its project by reducing its carbon footprint as much as possible. Insulation and ventilation processes, combined with the installation of photovoltaic panels on certain units, ensure compliance with EPB standards. It should also be noted that part of the

project is equipped with heat pumps coupled with geothermal energy, thus avoiding the use of fossil fuels.

Twin Falls also favours soft mobility, and is equipped with wiring for electric recharging points and secure bicycle parking.

Some of the rainwater is recovered for watering the surrounding areas and maintaining the common areas, and a system of infiltration basins and infiltration channels limits the amount of water discharged into the sewage system.

CIRCULARITY OF MATERIALS

The project is also part of a circular materials and Waste to Value approach, for which Eaglestone was supported by the Rotor re-use consultant. Rotor carried out an inventory of the building's materials and equipment that could be reused, identified possible recipients and coordinated dismantling before work started on the site.

The inventory resulted in a reuse target of 55 tonnes of materials. This target was largely exceeded, as 74.130 tonnes of materials were recovered and redistributed to various re-use channels, ranging from false flooring and interior furniture to floor and wall coverings, light fittings and window sills.

"It was a very fruitful collaboration with Eaglestone who were open-minded and willing to experiment with new processes. Their flexibility, capacity to decide rapidly and the fluid communication contributed greatly to exceeding the initial targets."

Olivia Noël, Rotor ASBL

With this approach Eaglestone offered interested companies the opportunity to recover materials before dismantling.



Twin Falls - Dismantling stone coverings
© Rotor asbl

Twin Falls - Dismantling and resale of terrace wood
© Rotor asbl

AVANCEMENT DU PROJET

Louis De Waele is the general contractor in charge of the construction work, which began in September 2023 with the structural reinforcement of the existing structure. With the first phase of structural demolition completed in March, the next few weeks will be devoted to the construction of the stair and lift cores and the foundation piles for the new extension to Building B (Right Twin). Delivery of the project is scheduled for late 2025 or early 2026.

Sales started at the end of 2023, and 35% of the units have already been sold.

À PROPOS D'EAGLESTONE BELGIUM

Created in 2012, Eaglestone Belgium is the first subsidiary of the Eaglestone Group, which specialises in property development and investment. Based in Brussels, the Belgian entity manages a portfolio of 16 projects representing 135.363 m² under construction and development.

Eaglestone Group, which is also present in Luxembourg and France through its European diversification strategy, is active in the residential, office, hotel, amenities and student accommodation segments. Recognised for the architectural and technical quality of its projects, Eaglestone's DNA is to enhance the existing environment by creating responsible urban developments with a unique identity.

The Eaglestone Group implements an ESG strategy aligned with responsible and ethical business practices, including concrete actions to reduce the environmental impact of its activities, active engagement in corporate philanthropy initiatives and transparent communication of its governance practices to all its stakeholders. This commitment focuses on reducing the carbon footprint and obtaining international certifications aimed at the well-being and comfort of occupants.

For more information: www.eaglestone.be

FOR ANY FURTHER INFORMATION

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