

## PRESS INFORMATION

### Is the PUL over?

*La Hulpe, 26 October 2011*

From different corners, we increasingly hear critics attacking the urban master plan for the Rue de la Loi (Paysage Urbain Loi or PUL).

These criticisms are forcing us to give up the restraint we have observed until now in this respect: we feel that the PUL is one of the most ambitious urban development plans that the Region has ever launched.

The drastic and varied constraints imposed by the public authorities have certainly led the owners and developers to look at their work again, to reconsider their project and plans with more modest perspectives. Meanwhile, some associations specialising in criticism for the sake of criticism have found easy grounds here for exercising their calling.

It will be recalled that since 2005 ATENOR has expressed itself in favour of an evolution in urban planning in the European Quarter which would be able to reconcile the essential and extraordinary benefits of the presence of the European institutions with the rather specific local culture.

The urban planning competition launched by the Region led to the choice of the plan proposed by Atelier Christian de Portzamparc. Although this plan appears to be the most modest of the five finalists, in our opinion it nonetheless has the merit of proposing a programme that can evolve over time and in function of the existing constructions.

The government decree of the Region in December 2010 clearly expressed the thoughts of the Atelier de Portzamparc, among others:

- Imposition of a minimum distance between the building and the public domain for all new constructions
- Limitations in height for the new constructions;
- Imposition of public spaces of the "pocket park" type;
- Drastic characteristics at the environmental level;
- Last but not least, a mandatory mix of functions with residential units.

By mentioning an average P/S (square meters of the constructions/square meters of the terrain) of 8 on the perimeter, the public authorities have therefore imposed real limits on the volume of the constructions.

Confronted with these new limitations, while the application for an urban planning permit submitted in December 2008 had been blocked in the Consultation Commission, ATENOR had two options: throwing down the gauntlet or going back to the drawing board.

The work done in the last few months by the architectural firm BURO II & ARCHI + I is remarkable: while ensuring new architectural quality, the architect has been able to incorporate all the constraints while retaining a coherent project.

This plan is now ready to be the subject of an application for an urban planning permit, pending the finalisation of the indispensable legal tool for the implementation of the PUL.

It cost us time and resources to rework our project to fit within the ambitious and restraining programme which is the PUL.

But today, ATENOR is one of the first owners/developers to propose an implementation of the PUL.

ATENOR GROUP is a real estate property promotion company quoted on NYSE Euronext Brussels. Its mission aims at providing, through its urban planning and architectural approach, appropriate responses to the new requirements imposed by the development of urban and professional life. Within this framework, ATENOR GROUP is investing in large scale property projects meeting strict criteria in terms of location, economic efficiency and respect for the environment.

Reuters: ATE0.BR - Bloomberg: ATEB BB

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