



Etablissements Balteau

Liège

The rehabilitation of this 0.5-hectare site, well placed in the neighborhood of the Liège-Guillemins TGV station, allowed the development of projects led by the SPI and the Liège City Council.

The SPI built the Design Station (Walloon Centre for Design) on this site, a real showcase for design and its specificities. A "Business Space" has also been created for some start-ups. Apartments as well as an underground car park have been built. The works have been financed by the Wallonia, the European Regional Development Fund and the private sector.

The Liège City Council also envisages the construction of some housing on a part of the site, as a part of a private development.

The site in figures

- Total surface area : 0.5 hectare
- Owners : SPI and the Liège City Council
- Financing : SPAQuE contract management
- Rehabilitation cost (indexed): 1,208,743 euros VAT included
- Duration of the rehabilitation works : 6 months
- Category : site of abandoned economic activity
- City : Liège
- Province : Liège



SPAQuE

Boulevard d'Avroy, 38/1
4000 Liège - Belgique
Tél. +32 (0)4 220 94 11
Fax : +32 (0)4 221 40 43
www.spaque.be

Document written by : SPAQuE, boulevard d'Avroy, 38/1 à 4000 Liège
Department responsable : Service de la communication externe et des relations avec la presse,
communication@spaque.be
Design : Eurotop
Photos : SPAQuE sa (Philippe Saenen)
Date of publication : March 2016



Building on yesterday's Wallonia to create the Wallonia of tomorrow

Etablissements Balteau

Liège

The Etablissements Balteau site (0.5 hectares) is located in Liège in the neighborhood of the new Liège-Guillemins TGV station. The SPI (Liège Province Development Agency) have built on this rehabilitated site the Design Station (Walloon Centre for Design), a "Business space", some housing and an underground car park. Some housing will also be built by the Liège City Council.



Etablissements Balteau

Even though industrial activity had been taking place on a small part of the site since 1861 (by the company Nouton, Pascal et Cie), it was in 1919 that the company M. Balteau and Cie Engineers & Electricians appeared. This concerned a small workshop specialized in the sale, installation and repair of electric engines and transformers.



In 1931, "SA Usines Balteau" was created to run a shop for the sale of electrical equipment, as well as a manufacturing workshop and an installation company. At this time the company occupied 7,020 m² of space with an entrance located "rue de Serbie". In 1933, "Usines Balteau" started the manufacture of X-Ray equipment, initially for the medical sector, and then for the industrial sector from 1935.

During World War II, the factory was bombed and suffered great damage. In 1948 the manufacture of industrial and medical electrical equipment resumed, and in 1958, the premises were extended towards to "rue Paradis". In 1966, General Electric acquired "SA Usines Balteau". In 1969, the factory closed and the activities were transferred to Beyne-Heusay and Grivegnée. One part of the site was to undergo a change in use for sports activities, while the other part became the property of the Liège City Council, which would use it as a warehouse and garage before demolishing the buildings in 1994.



Before the site rehabilitation

Following the demolition of the buildings in 1994, the site became a wasteland overgrown with vegetation. A small part was used as a car park. The site is accessible both from "rue de Serbie" and "rue Paradis".



Soil pollution

The site's backfill is polluted by heavy metals, cyclic aromatic hydrocarbons and mineral oils. In addition, some pollution spots have been observed in the form of BTEX, chlorinated solvents and mineral oils.



Some milestones...

2002



An historical report describing and identifying the activities of "SA Usines Balteau" is concluded.

2010



The exploration study regarding the soil pollution is concluded.

2012



The soil investigations are concluded : the volumes of polluted soil for excavation are calculated.



The soil characterisation study to determine and identify the pollutants present is concluded.

2011



The rehabilitation works start in March and finish in August. 21,000 tonnes of polluted soil are excavated.

2013

SPAQuE's mission

The rehabilitation works enabled a change in use of the site for some housing and offices, in line with the projects led by the SPI and the Liège City Council.

