

Introduction

The purpose of this coursework is to study the CBD structure of a settlement. I chose the town Tervuren because it is located close to the capital of Brussels and it is not a very densely populated area which would allow me to get the most precise set of results. Tervuren is located 6 kilometres south-east of Brussels, the capital city of Belgium and the heart of Europe. Tervuren is a small town, with a total area of only 39.92 km² and a population of 20,636 giving a population density of a mere 627 inhabitants per km². Tervuren is a province of Flemish Brabant, in Flanders. The capital of the province Flemish Brabant is Leuven. The town, Tervuren is 18.4 kilometres of Leuven. Relatively close to Tervuren is an international airport, which is exactly 13.7 kilometres north of Tervuren, in the town of Zaventem.

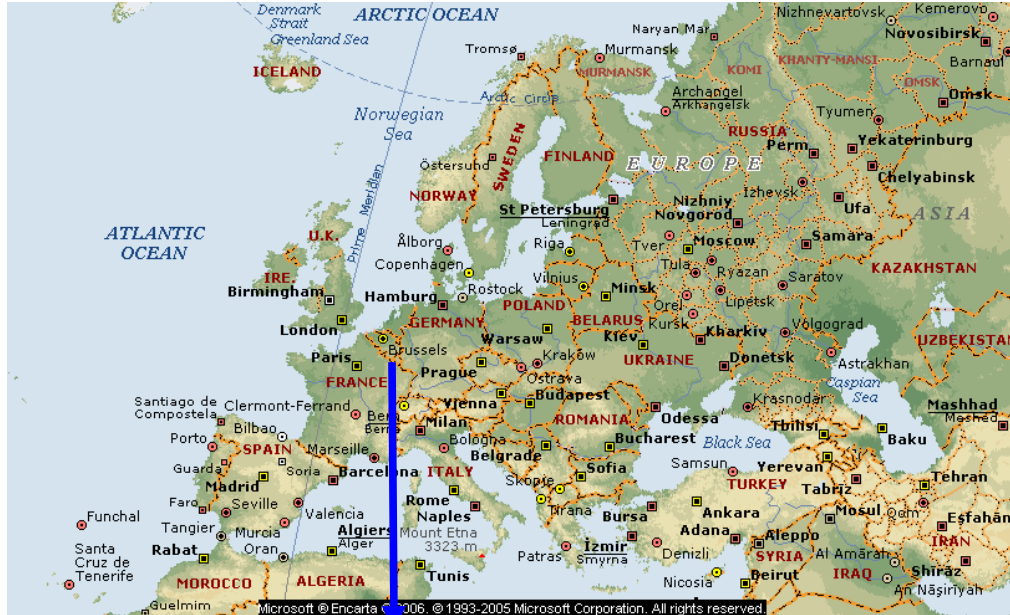
Tervuren is located in the green belt of the capital city of Brussels. It is said to be one of the most attractive towns, close to Brussels due to a famous park and forest. At the south of the town, is a lovely forest called Forêt de Soignes. Parc de Tervuren is a very famous park because of the lakes, gigantic trees and long walking pavements it consists of. A key tourist attraction is the Musée Royal de l'Afrique Centrale, which is situated in the Parc de Tervuren. Apart from the museum, Tervuren does not have much for tourists. Tervuren also has an international school, built in Tervuren since 1970, British School of Brussels. The school has had many impacts on the town. Firstly, many inhabitants of Tervuren work for the E.U, NATO or multinational companies, those wealthy families would prefer their children to go to an international school and as a result they buy houses nearby to the school. As a consequence demand of houses/land increase and so do the value of the houses/land. On the whole, Tervuren is a commuter town due to the expatriates living there.

Hypotheses:

1. A town centre has a distinct CBD, identified by the ground floor land-use.
2. The quality of the built up environment will be higher in the CBD than in the surrounding housing areas.
3. The CBD will be more congested than outside the CBD.

4. The CBD should be further improved to attract more tourists.

Map of Europe:



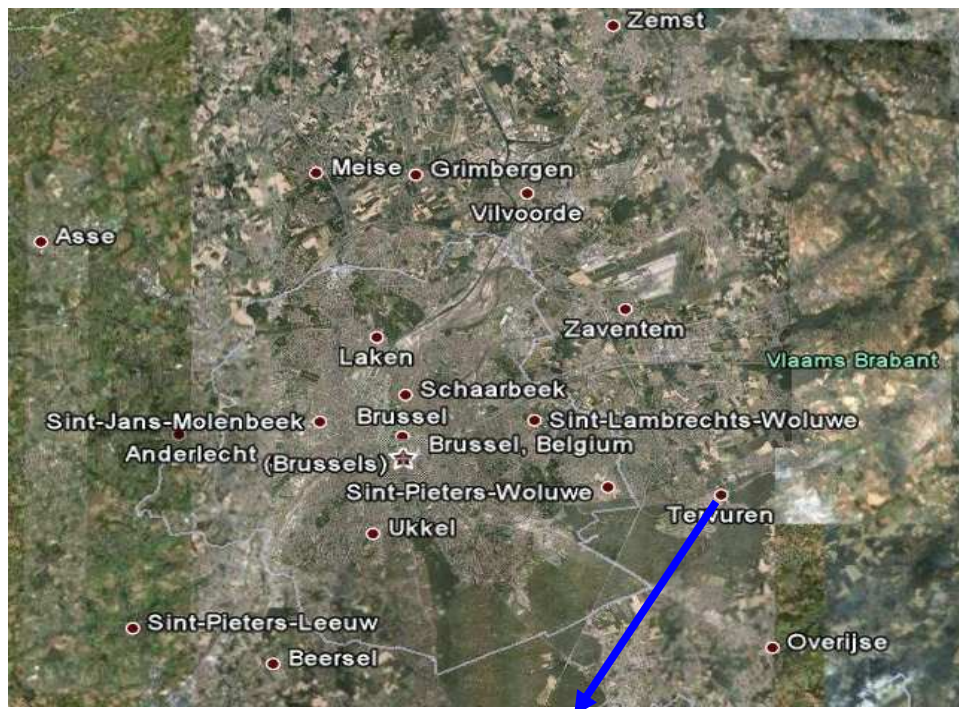
Belgium → Brussels → Flemish Brabant →

Map of Belgium:

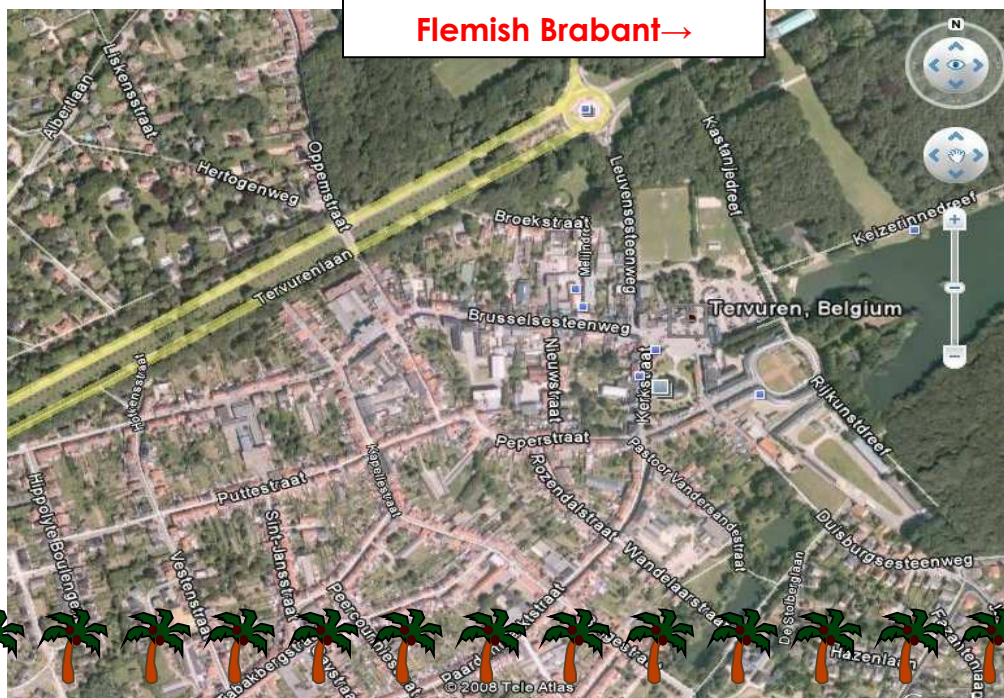


Brussels→ Flemish Brabant→

Map of Flemish Brabant:



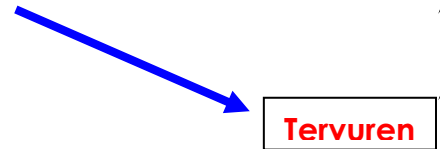
Flemish Brabant→



Map

of

Tervuren:

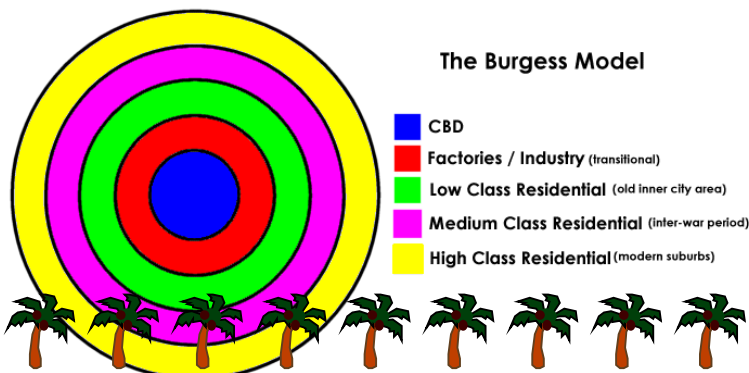


Tervuren

Hypotheses:

1. A town centre has a distinct CBD, identified by the ground floor land-use.

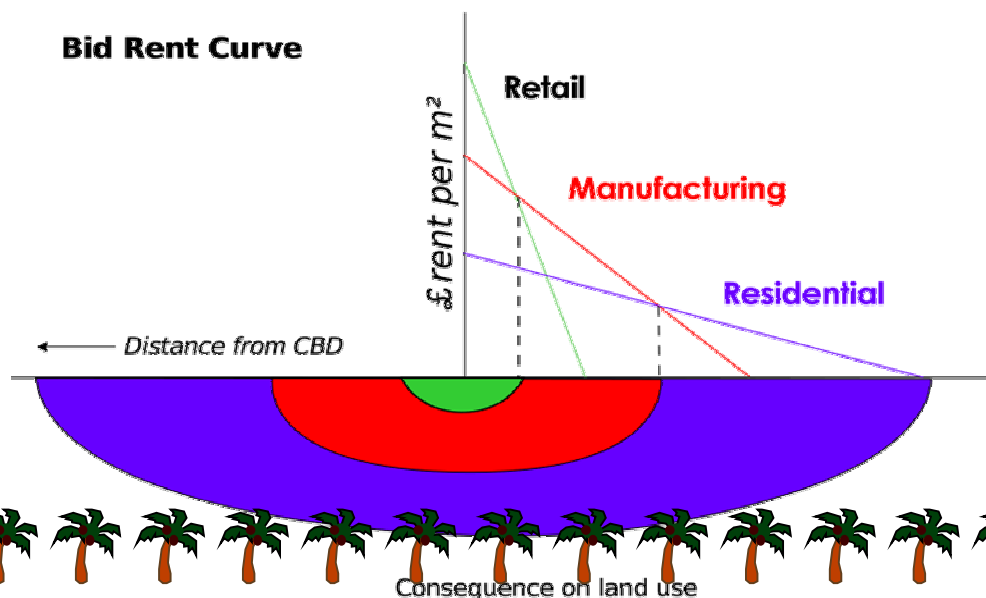
The CBD of a town is usually found in the area where the land value is highest (poor housing), where shops and offices are located. It should also have the highest pedestrian and vehicle count. The CBD should be the centre or meeting point of all the transport links, therefore making it the most accessible area. All of this is supported by the Burgess Model. I will identify the CBD of Tervuren by the help of the land use map /booking sheet and transect we made. The land use map/booking sheet will help because I recorded all the different land uses of the different sites and purposes of them. The transect will give more detail. I predict that that it will be situated near offices, and market which is close centre of the shopping area, to the



Tervuren.

2. The quality of the built up environment will be higher in the CBD than in the surrounding housing areas.

I predict that the quality of the built up environment will be higher in the CBD than in the surrounding housing areas because the CBD contains most high order functions as a result quality built up environment will be higher so town looks more attractive. This will mean it will attract tourists and more business in the area. This will lead to an increase in the bid rent value for land in CBD, as there is land on demand. On the other hand, in the surrounding housing areas the quality of the built up area will not be high because the inhabitants will not spend lots of money to make their houses attractive.



3. The CBD will be more congested than outside the CBD.

I predict that the CBD will be more congested than outside the CBD because firstly it has many functions and thus has a higher sphere of influence. CBD has most of the businesses, so commuters from nearby villages will be coming in everyday using some sort of transport. There will also be trucks coming in for supplies for the different businesses. Because the CBD is the main shopping area people from all parts of the town will come in, meaning more vehicles, meaning more congested.

4. The CBD should be further improved to attract more tourists.

I believe that the CBD should be further improved to attract more tourists so more money can be made in the tourist sector and shops because at the moment they don't have much for tourists and the tourist sector can be very profitable. Furthermore, restaurants need high pop threshold to support them and locate in centre with costs.

Sequence of Study:

On the 21st of June we gathered around the market area of Tervuren. We were first divided into groups of three. Our first task was to map the land-use of all the streets on the base map and as a group measure a detailed transect of the Brusselsesteenweg. I then carried out a street quality index at all of the ten sample sites. Our third task was to do a pedestrian count at one site and then do a vehicle count at one site. We then collated all our data, moving on to independent work. For example: analysing data.

Land-use key:

Code	Land Use/colour code
S	shops (including Post offices and garage showrooms)
F	financial services (including banks, solicitors, building societies)
E	entertainment services (including cafes, hotels, pubs, night

	clubs, cinemas
P	public buildings (including town hall and emergency services)
V	vacant and/or derelict
R	residential (all types of housing)
C	religious (including churches, chapels, synagogues, mosques)
O	offices (including the Job Centre)
I	manufacturing industry (including warehouses)
Other	if you use this code, remember to record the actual land-use

Photo for SQL:



Pub, an entertainment

Residential area

New hotel under

Booking Sheet:

Left Side of Road

Right Side of Road

Photo for 4th Hypotheses

Shops

Banks



Chinese

High vehicle