

Rénovation énergétique: de la directive à la réalité

'Rénover un immeuble de bureaux existant, c'est composer avec les réalités urbanistiques, techniques et économiques. Avec Montoyer 34, Alides démontre que la complexité n'est pas un frein, mais un moteur d'innovation.'

Dorien Fierens
Development Manager, Alides



Energetisch renoveren: van richtlijn tot realiteit

De innovatie is er. Wat we vandaag nodig hebben is de moed om doelstellingen te zetten die én realistisch, én ambitieus zijn, en er dan vervolgens ook naar te handelen.

Marie De Laet
Procesmanager, Van Roey



USE CASE – Project Montoyer 34



MONTOYER 34

BE FREE 22.04.2026

M
34
MONTOYER
circular
sustainable
state-of-the-art
alides
www.alides.be

COMING
SOON

alides

VAN ROEY maes

LD2
architecture

SWECO



ces

OFFICE Kersten Geers David Van Severen

THE ORIGIN



THE 90S ROOTS

Montoyer 34

- AAA location in heart of Brussels EU district
- Built in 1993
- 12.868m² gross space
- 276 parking places

THE CHALLENGE

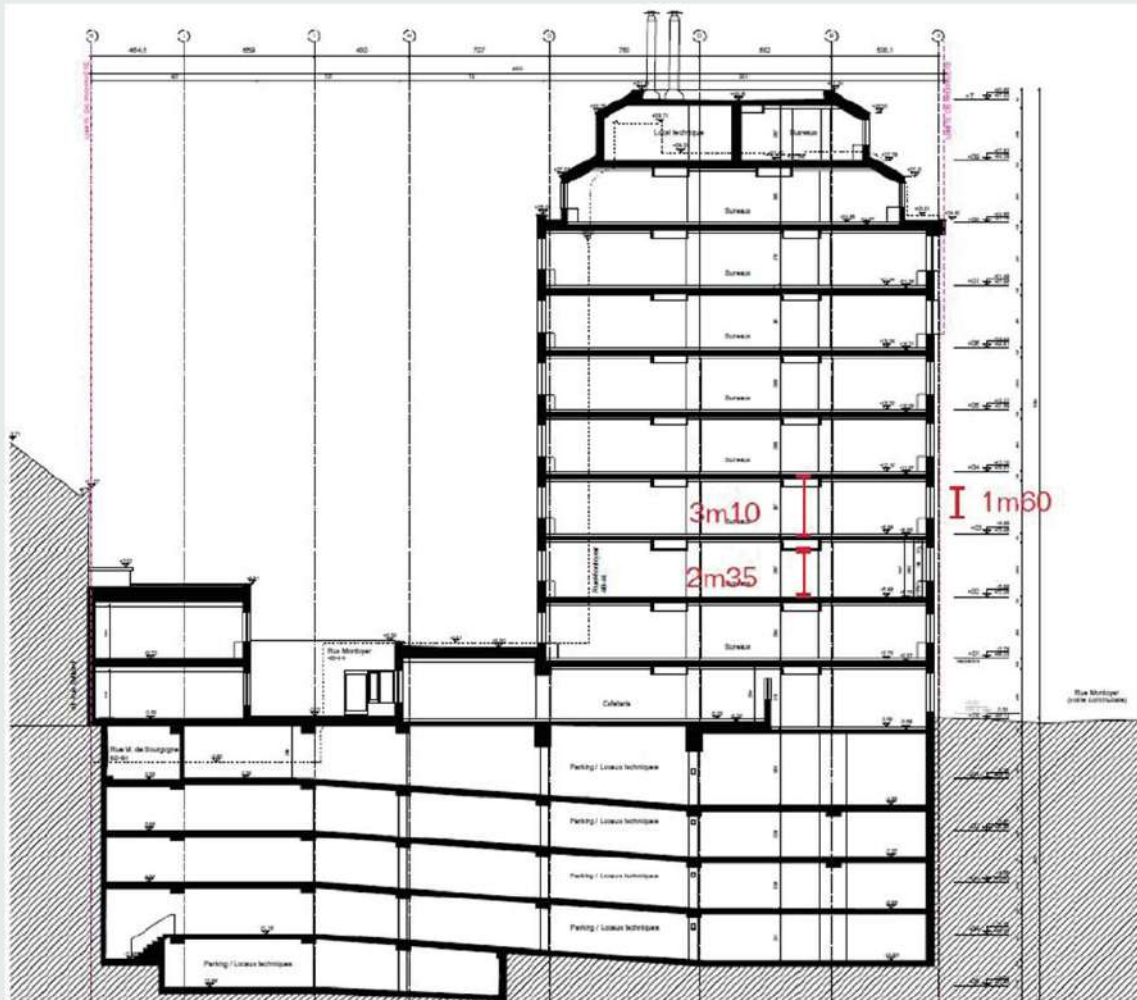
SOLVING THE 'GENERIC PROBLEMS'

Montoyer 34



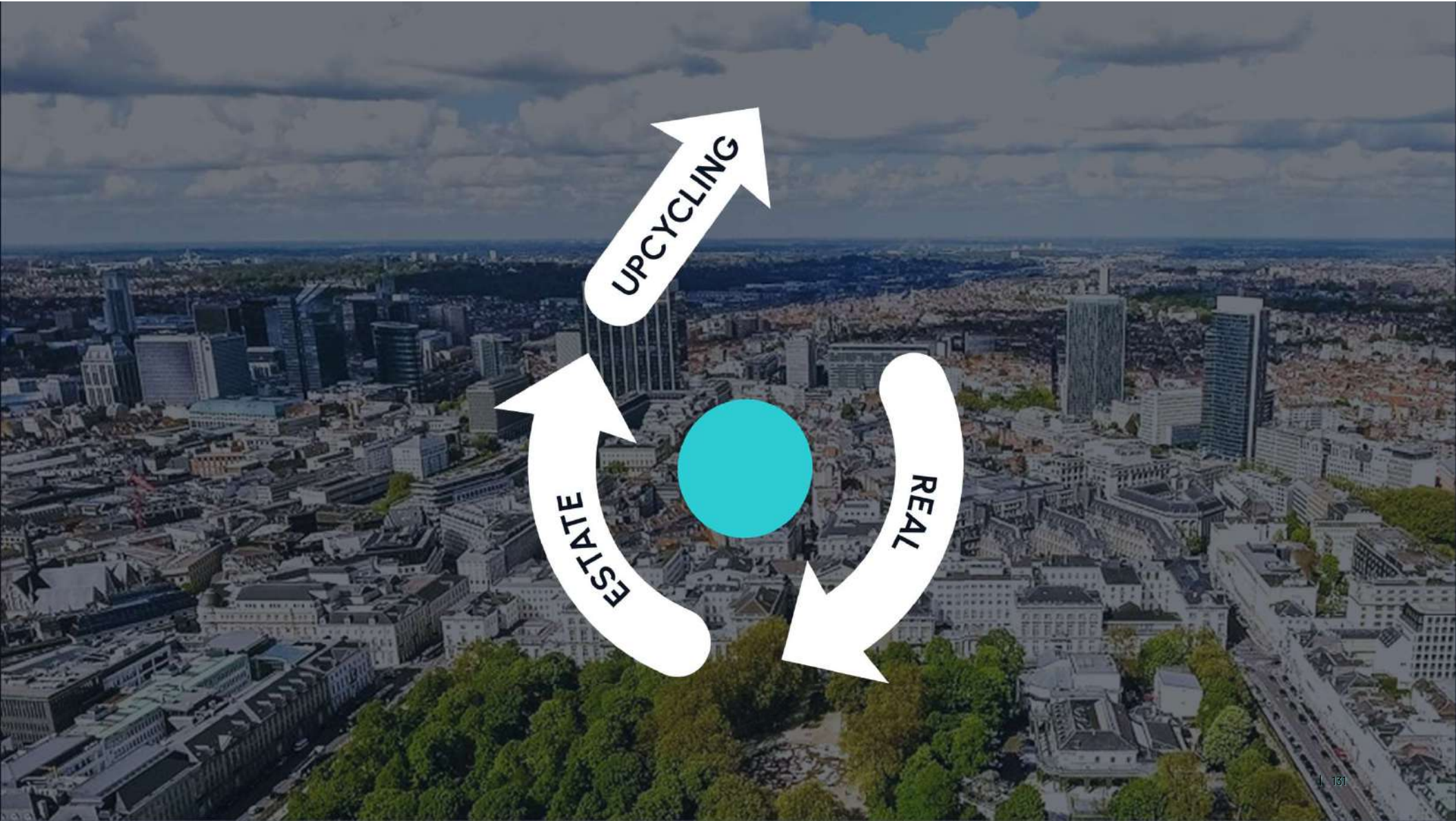
- Classic facade from natural stone
- Large floorplates with traditional office layouts: dark and with cubicle layout
- Limited sustainable features
- No greenery
- Highly energy consuming

SOLVING THE 'GENERIC PROBLEMS' **Montoyer 34**



- Concrete structure
 - Low structural height of 3m10
 - Low free height of 2m35 – 2m60
 - Little natural light due to low free height and small windows
- ➔ Efficient plan, but no soul.

THE AMBITION





State-of-the-art
architectuur

Economisch
rendabel

Vergunbaarheid
& timing

LEAD BY EXAMPLE

Montoyer 34

- Reduction of embodied carbon
- Recycling & Upcycling
- Low impact design
- Adaptation of future needs and creation of flexibel spaces
- Highest ambition: BREEAM outstanding
- Co-Creation & Dialogue

Developer



Contractor



Architect

OFFICE Kersten Geers David Van Severen



Engineering



& many more

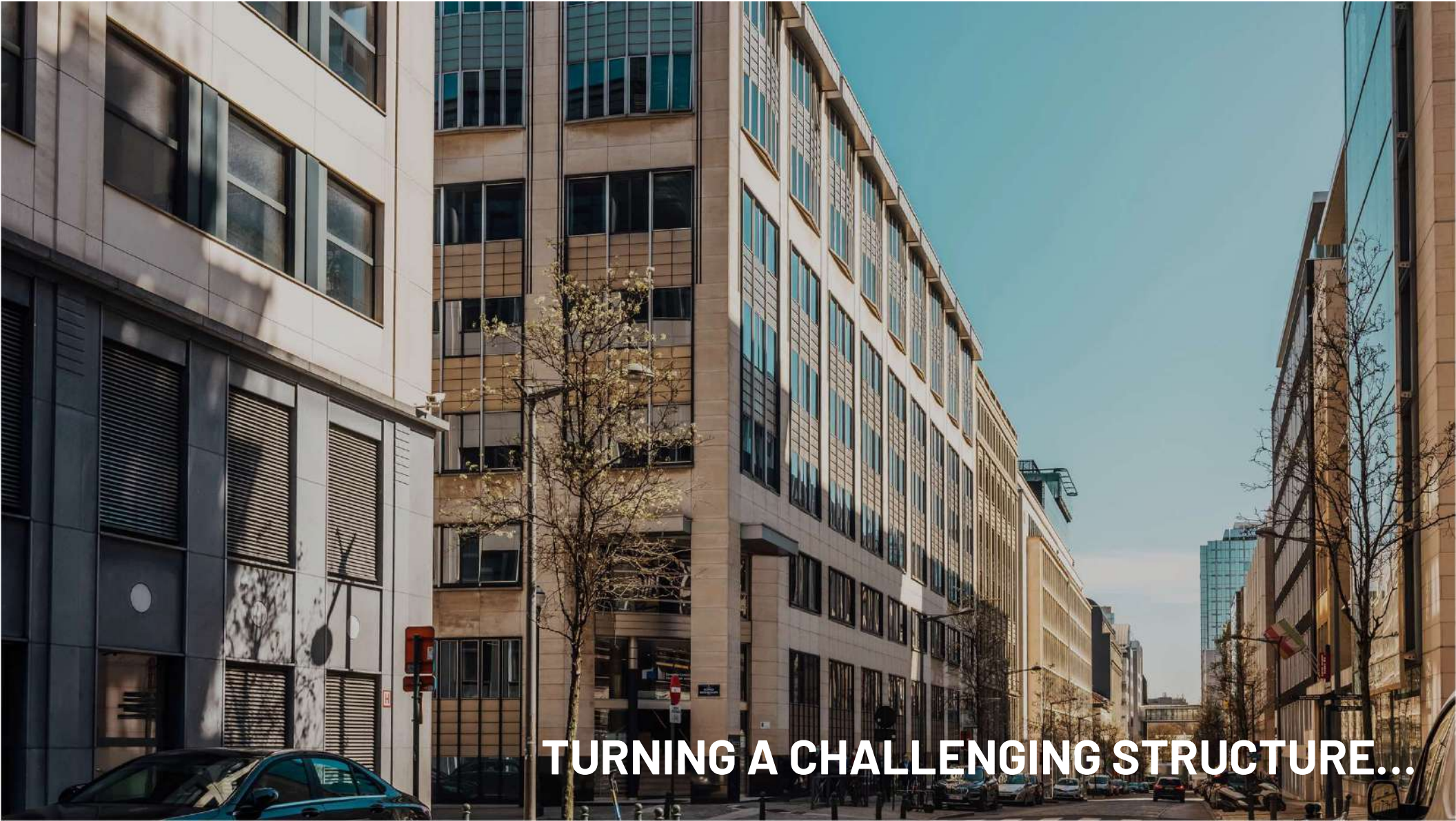
City



Circularity



FIRST THOUGHTS



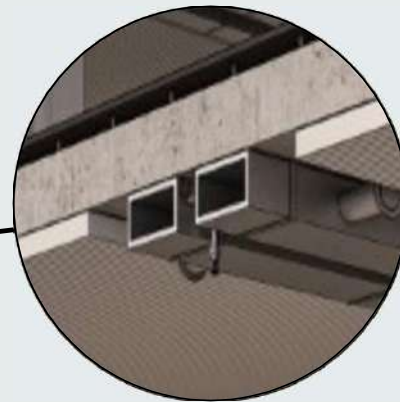
TURNING A CHALLENGING STRUCTURE...



...INTO AN OPPORTUNITY



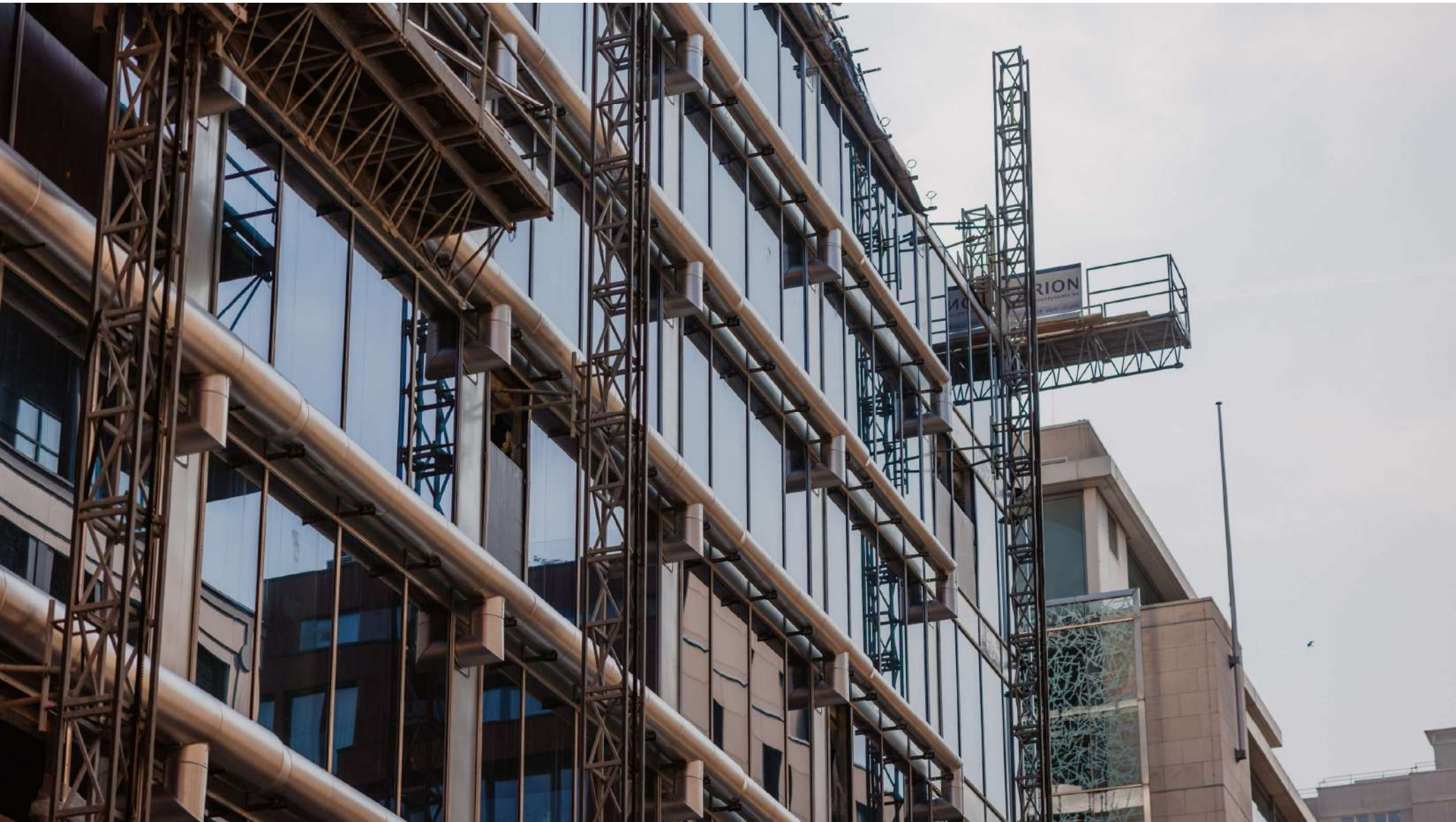
1. A GENEROUS INTERIOR WITH A SMART FACADE

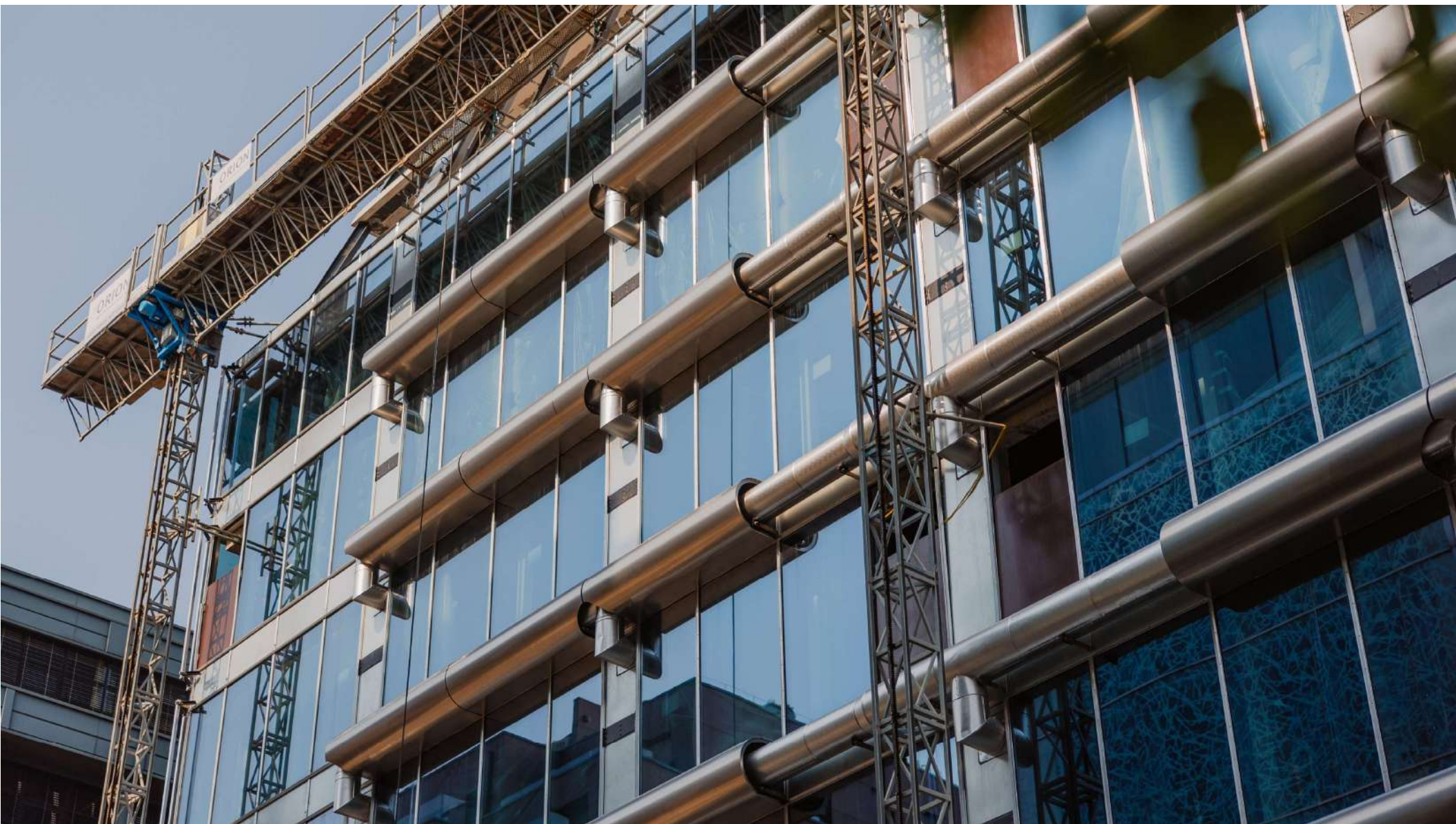


VENTILATION
EXTRACTION

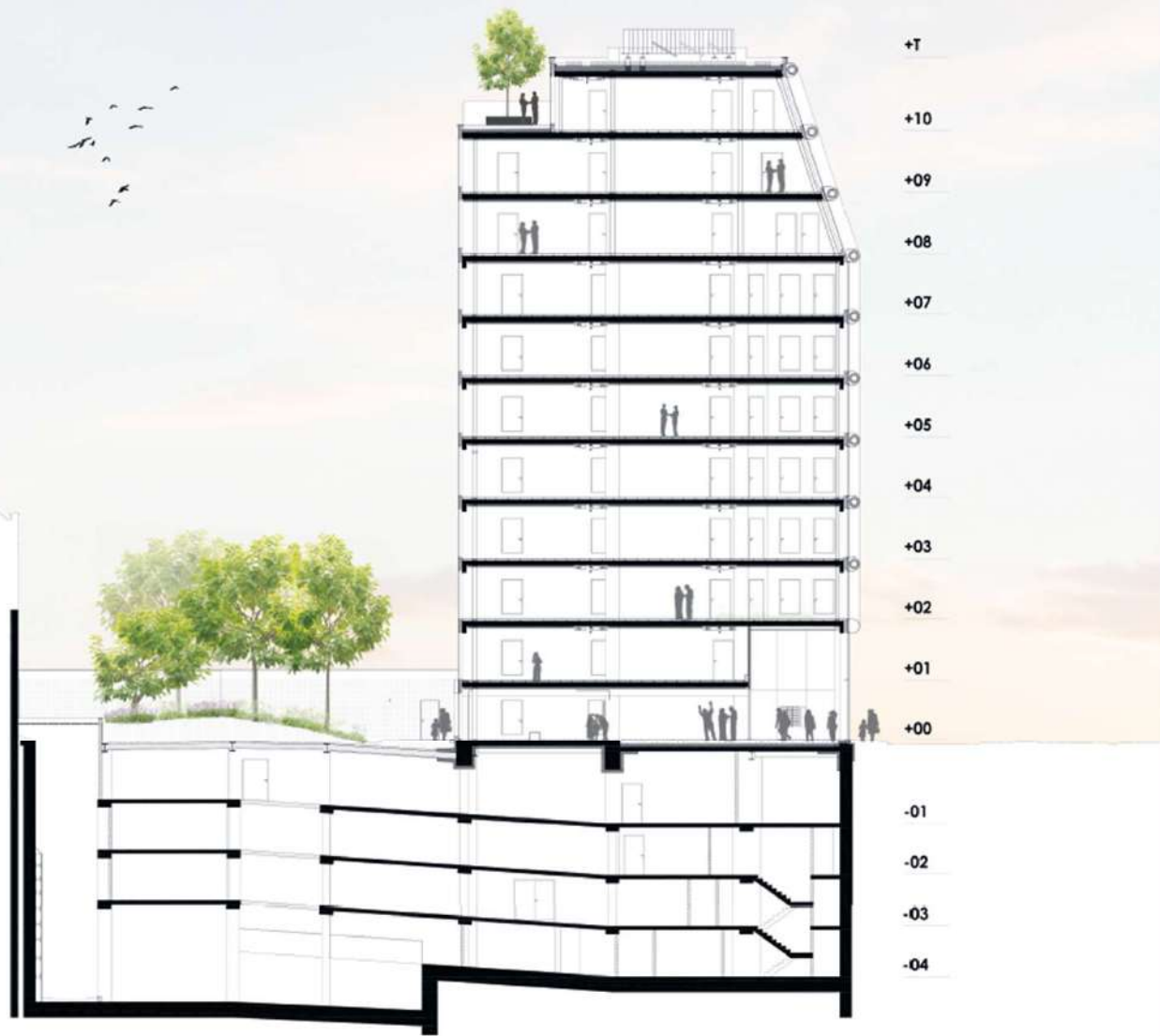


VENTILATION
PULSION





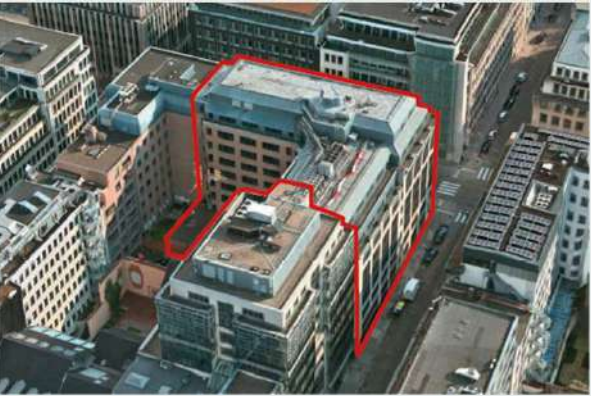
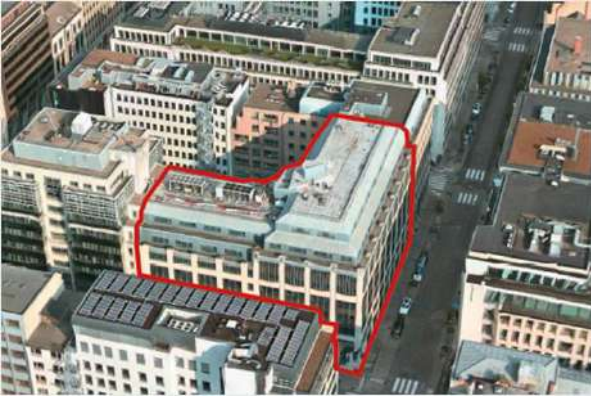




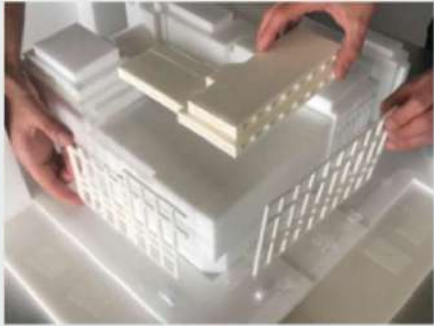
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0 1 5 10 COUPE

2. REDEFINING A CORNER BUILDING



Existing situation



Removing the street facades and attic



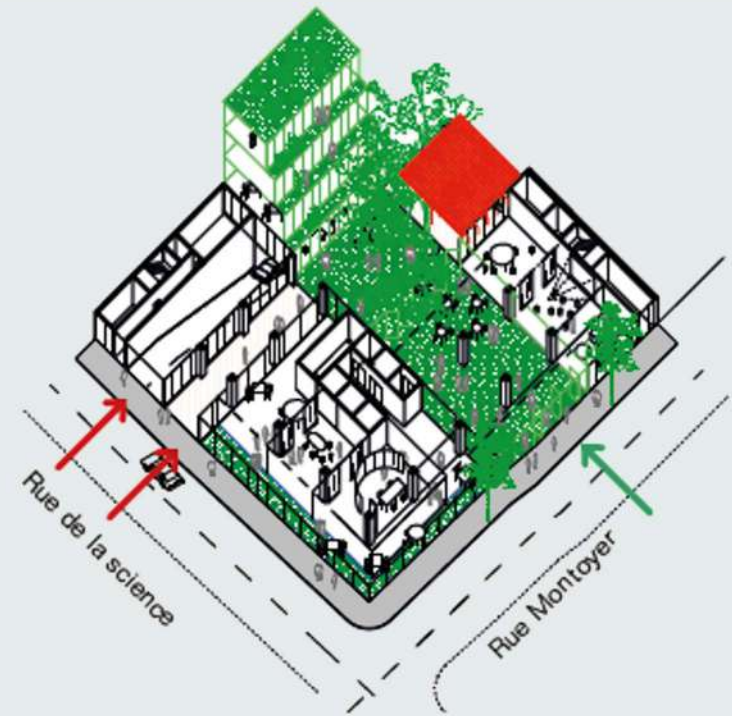
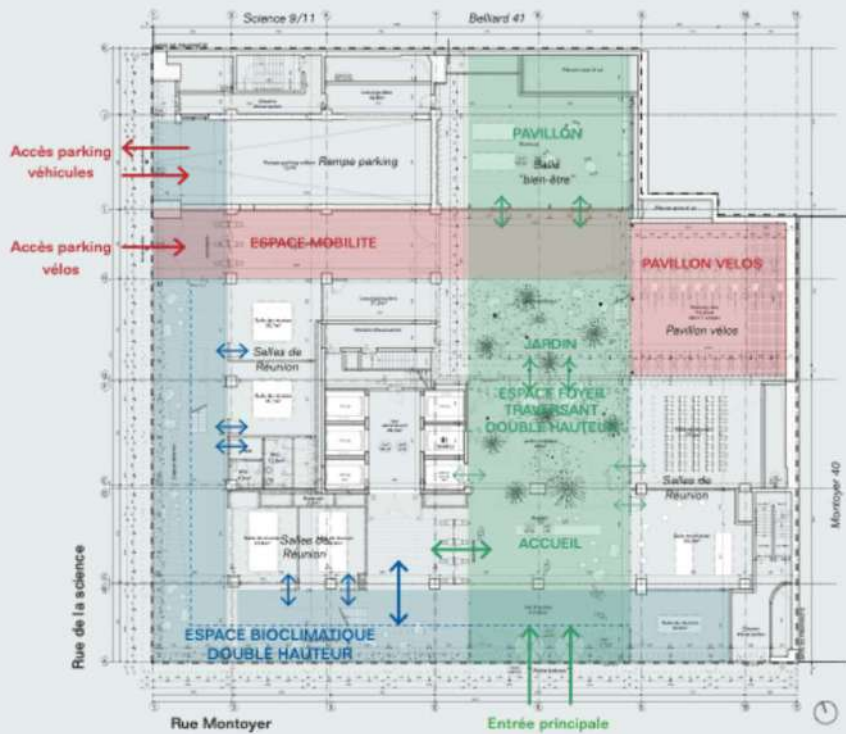
Removing the rear facades and inner structures



An autonomous volume



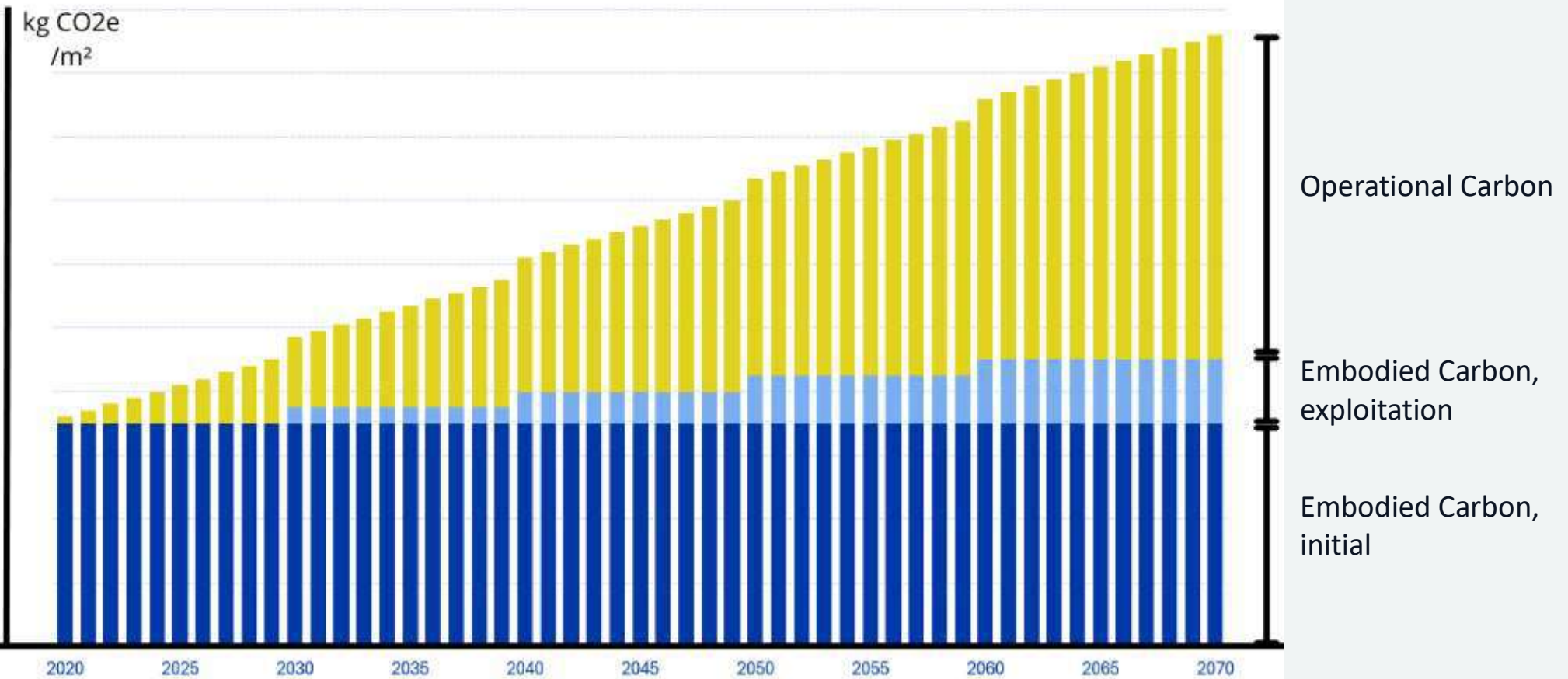
3. ROOTING THE BUILDING TO THE GROUND





SUSTAINABILITY

Cumulative CO₂-emissions of a building in a Business as usual scenario





AVOID

REDUCE

REUSE

ENVIRONMENTAL IMPACT renovation versus new build

Avoided material use
from existing structure



Additional material use to
enable reuse of existing
structure



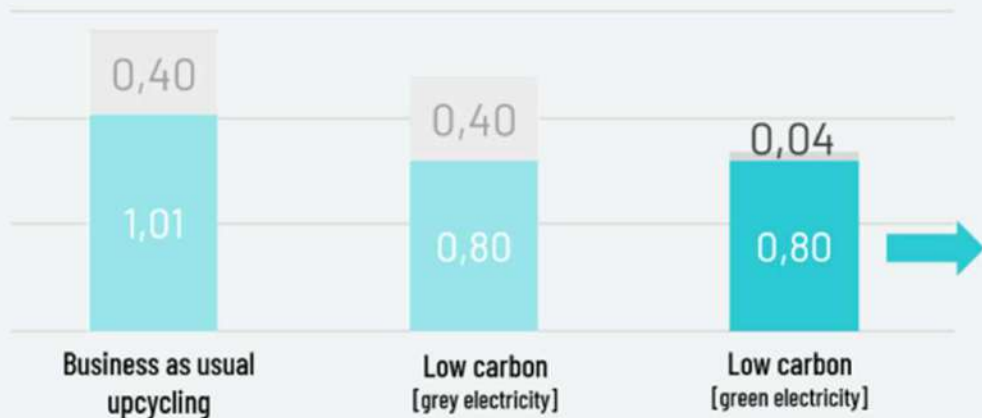
Renovation with reuse of existing structure



Montoyer 34

- Upcycling project

■ Embodied carbon (tCO2e/m²)
 ■ Operational carbon (tCO2e/m²)



STRUCTURE SKIN INSIDE SERVICES EXTERIOR



Embodied Carbon										Operational Carbon		Embodied Carbon			
A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	B7	C1	C2	C3	C4
Product		Construction			Maintain and use					End of life					



Dia 151

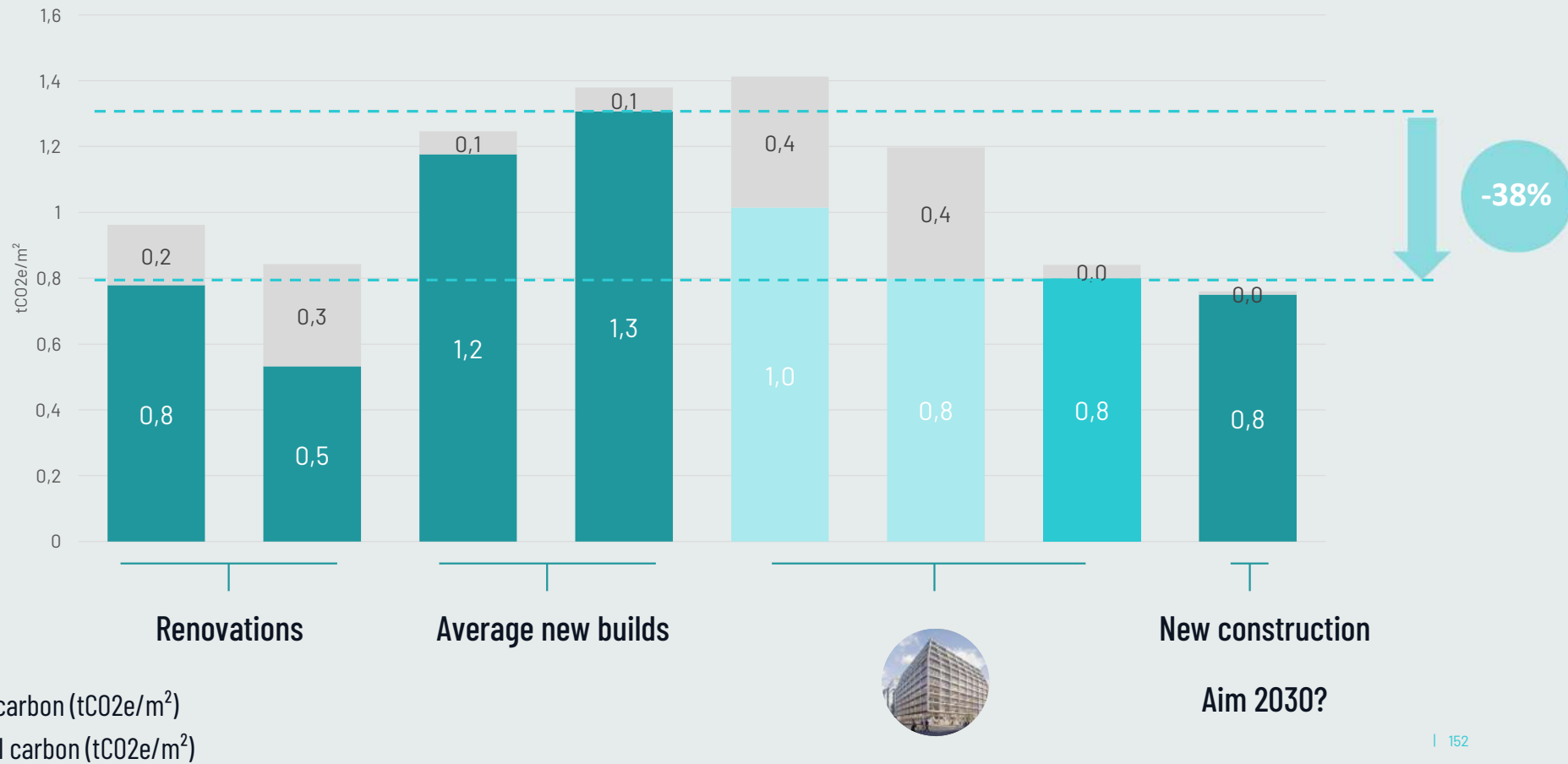
p.1 Totaal equivalent/m²

p.flamand@southpole.com; 2026-01-27T10:06:50.050

DF2 @Maxim: rechts staat screenshot van hoe het er oorspronkelijk uitzag in een andere ppt

Dorien Fierens; 2026-04-14T07:56:46.828

CARBON REDUCTION IN FIGURES







RECYCLING OF FACADE STONES

CARPET TILES WITH HIGH RECYCLED CONTENT AND CRADLE TO CRADLE CERTIFICATE



LOW CARBON MATERIAL (CEMIII concrete)



CERTIFICATIONS & ESG TARGETS



CONSTRUCTION

Dia 158

DF1

Opmaak Maxim

Dorien Fierens; 2026-04-12T11:42:53.005



Administratie

Vergunningen basis
Weekendwerk verplicht

Bijkomende werken
Bv: plaatsen torenkraan

- Vloer uitbreken tot in kelder
- Openingen maken en kolommen verstevigen







Administratie

Tijdelijke inrichtingen



Behoud gebouw

Complexiteit uitvoering (en
inventiviteit)

Maar ook risico's!

Complexiteit gevel – unieke gevel

Samenwerking met UGent: Tetra-project en testen

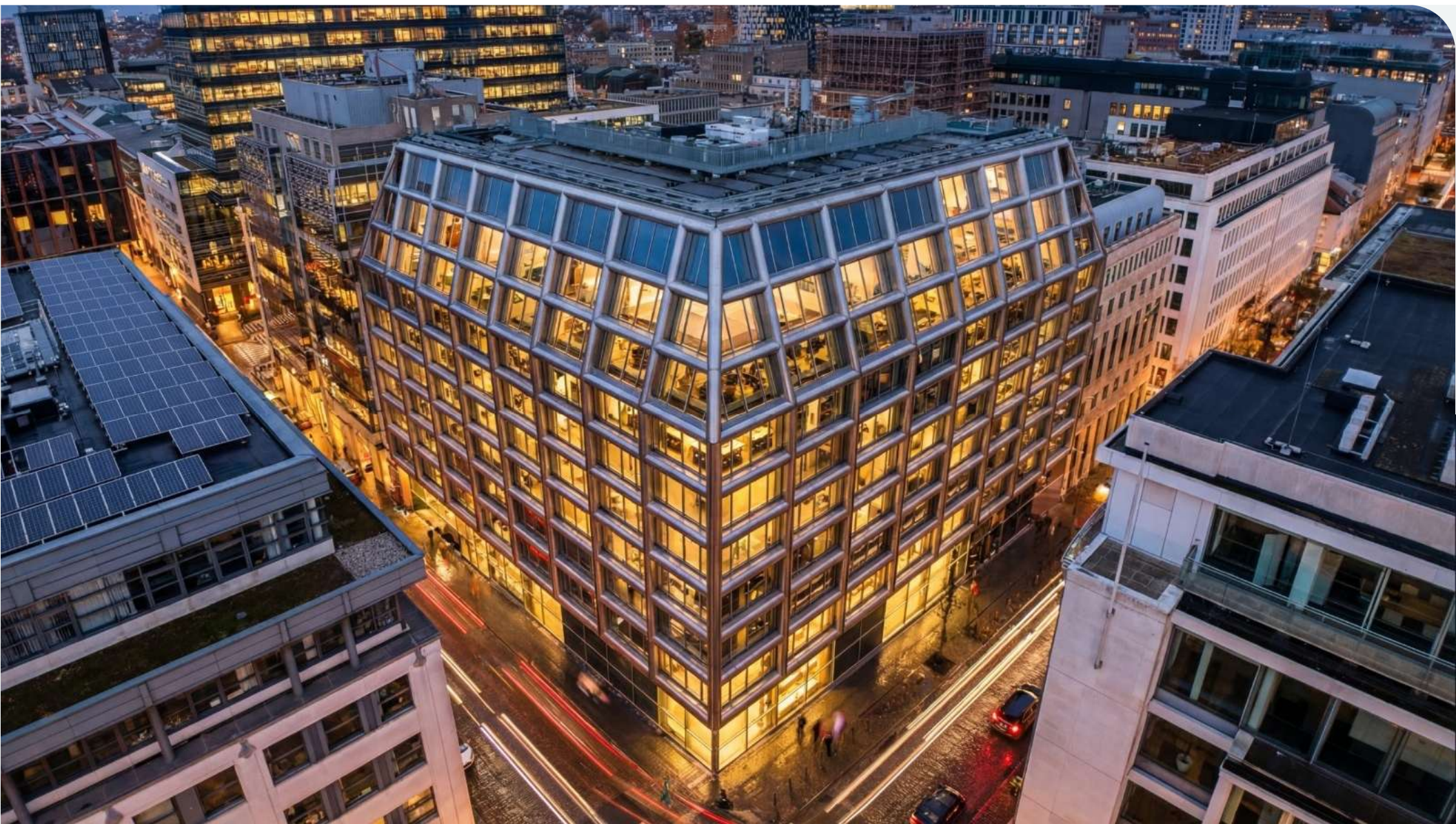




Complexiteit gevel -
unieke gevel

AS BUILT





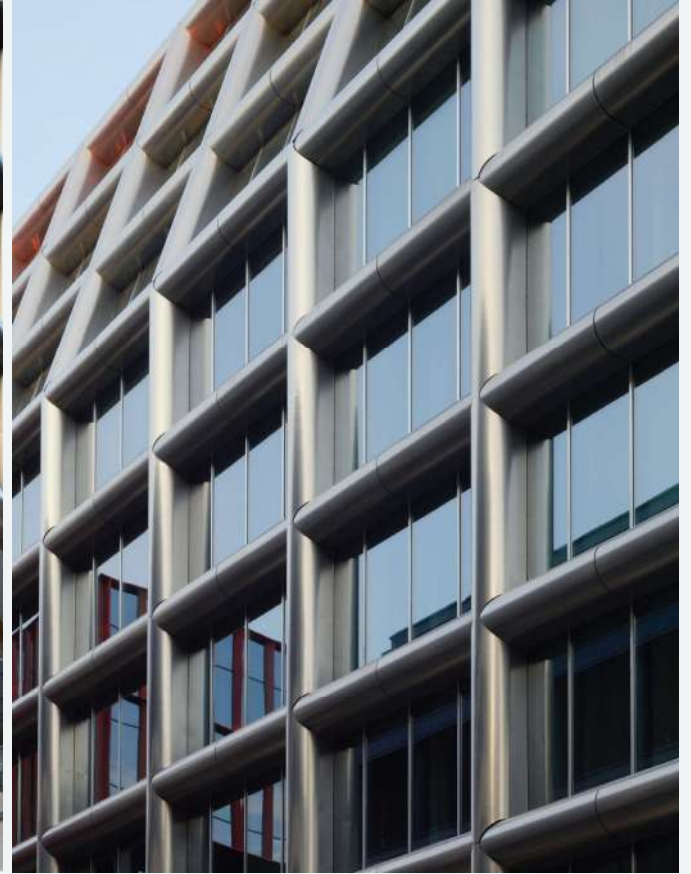












TAKE AWAYS



Upcycling the way to go!

- **Klimaat als beslissingsfactor:**

CO2-impact is geen resultaat achteraf meer, maar een onderdeel in ons beslissingsproces.

- **Upcycling als versneller:**

Onze focus op upcycling brengt ons vandaag al dichterbij de 2030-doelstellingen.

- **Schaalbaarheid:**

We erkennen de inspanning die nodig is om dit ambitieniveau te vertalen naar al onze projecten.

- **Procedurele integratie:**

Het is essentieel om deze methodiek te verankeren in onze standaardprocedures en continu de markt te verkennen voor innovatieve, koolstofarme materialen.

- **Kostenbewust kiezen:**

Op vandaag is al een eerste reductie mogelijk met beperkte impact op kost.

Dia 176

PF1 Eventueel contactinformatie bijzetten?

Pieter Flamand; 2026-01-25T22:44:41.811

p.2 @Kelly: geef gerust aan welke topics je nog graag in de conclusie terug ziet

p.flamand@southpole.com; 2026-01-26T20:32:04.247

Waarom wordt er niet meer gerenoveerd?

Verplichten



Stimuleren /
aanmoedigen

Is renovatie altijd de meest
interessante optie?



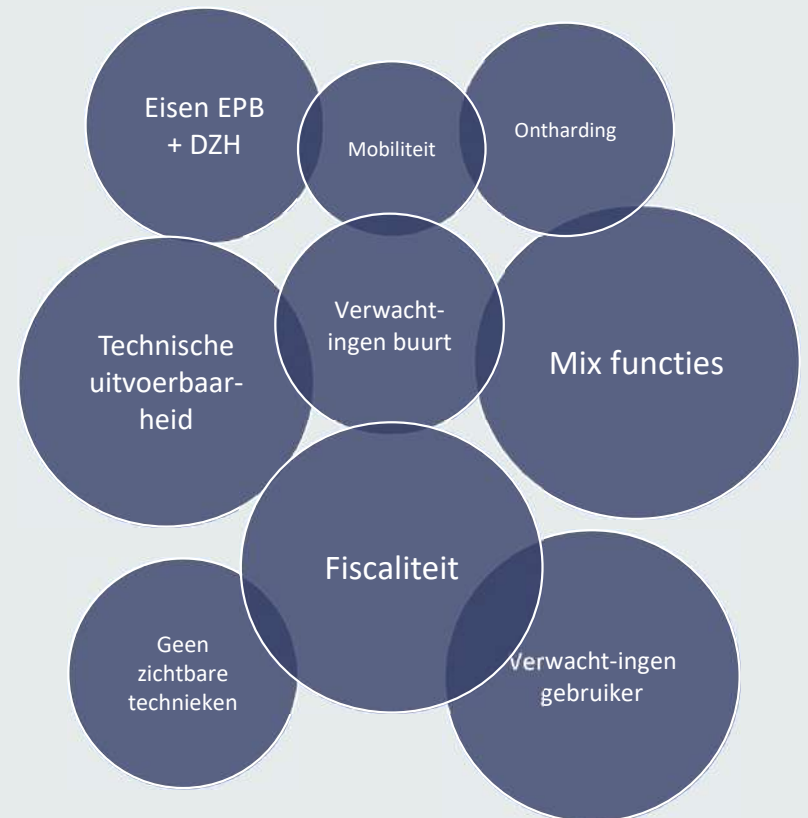


**State-of-the-art
architectuur**

**Economisch
rendabel**

**Vergunbaarheid
& timing**

Waarom wordt er niet meer gerenoveerd?





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