

Patria

A unique renovation project in the city centre of Kortrijk, Belgium.

In 2015, the renovation was completed of the 'Patria'. A protected monument on the main square of the city centre of Kortrijk (Belgium).

The building complex was converted into six luxury apartments, a 'corner house' and a commercial area of 460 m².

The architecture took into account the historical character, but there was also room for entirely new elements such as a striking copper façade on a part of the building.

Historical elements are also part of the interior. We find references back to the windows of the churches in the vicinity. Old and new elements were combined to achieve a sustainable and valuable architecture.



Partners for the realisation of this project were an exceptionally motivated client and a specialised team of contractors. The design was drawn by architects Adins-Looveren and Interior architects witblad.

Through intense collaboration the two disciplines managed to deliver a completely new concept. With respect for history. And with a bright future for the residents and users of this new architectural pearl in the city.

Full description

The history of the Patria (before 1900 known as 'Den Roeland') dates back to the 14th century. In the basement we can find traces in the form of original medieval vaults. The rest of the building was rebuilt as a classical palace after a devastating fire in the 18th century.

During the 20th century the building underwent several expansions and radical changes. The result was a complex structure with a number of parts which were in need of replacement.



The historic part of the complex is a protected monument and was renewed in consultation with the departments of Cultural Heritage and Urban development.

The complexity of the construction work was done in several stages. The structural work started in January 2012, followed by the interior finish that was launched mid-2013.

The first apartments were completed in October 2014. The full finish with the interior of the corner house was completed in April 2015.

The **architecture** of the project had special attention for the historic nature of the building and the integration of a complex program.

Spread over approximately 2,000 m² we find a corner house, a commercial area and 6 apartments. There is space for 7 cars including 6 in the basement via a car lift. All entities are for hire.



The building forms one entity, but the facade is split into various parts so that it fits better in the scale of the historic center.

The existing classicist facade was restored and painted entirely white. The architectural LED lighting enhances the forefront in a subtle manner.

To accentuate the different construction parts of the project the materials of the facade are in plaster and bronze copper. The white plaster forms a transition between the old and new elements. Copper is a new variant of a classic material that is used here in a playful and contemporary way.

Copper mainly refers to the same material used in the Beguine and churches in the vicinity. In time, this copper will become more mat and aging beautifully.

All living entities use sustainable techniques such as balanced ventilation, high efficiency glazing and a good climatic and acoustic insulation.



For the interior a solution was sought whereby all units can be rented. The interiors had to appeal to a broad audience, but also strengthen the architecture. The client chose a full finish in terms of lighting and furniture so that the apartments are completely finished.

The building itself consists of 3 different entities which also got their own interior finishing.

The interiors of the protected monument part were restored in their original state. The original roof trusses of the penthouse was restored and made fully visible in space. The parquet flooring in two apartments is laid out in a chevron pattern. New interventions enhancing the historical features are highlighted by the use of mirrors, furniture, and lighting.

The new apartments were given an almost completely white interior with a limited number of touches. Highlights here are the 'stained glass' where mirrors and lighting were combined to refer to the light that falls down through the tall windows in the churches.



In the corner house we worked with wood panels that fit perfectly with the copper cladding of the facade. The staircase consists mostly of glass so that the light from the large windows can flow through to the corner of the building.

In the entire project we chose LED profiles for lighting. A sustainable, energy efficient lighting with nice architectural lining.

Tackling such complex reconstruction requires good cooperation between different parties. Initially an owner who took the initiative from the love for his city to renovate this building. He chose the design of homes to encourage living in the city center. Instead of splitting the property and sell the different parts, they choose for renting everything.

An architect who managed to restore a complex building structure and to give a new destination with a perfect integration in the city.

And an interior architect who enhances the architecture and designed contemporary and comfortable living spaces with respect for its history and for



the purpose of rental.

And last but not least, a large team of contractors. Companies from the region with hard- working and motivated employees.

“The Patria” is back. Ready to be admired and used for centuries.

Location: “Patria” - Grote Markt 19, 8500 Kortrijk, Belgium Client: Assets NV

Designers:

Architect Tom Adins, Adins - Looveren architects Interior architect Bob Bulcaen, witblad

Engineers:

ir stability Steve Knockaert (Vector) EMS opinion (EPB)

UK Robyn (VC)

Contractor (s):

Structural work: General Companies Himpe, Vanderougstraete Demolition:



Stadsbader Nicolas

Carpentry + copper cladding: Demeestere Schrijnwerken Roofing: Vaneeck-houtte

Windows: Allaert Aluminium

Plaster works: Pleisterwerken Joeri

Renovation existing facade: Descamps Interiors / Aquastra

Sanitary: AP Energy

Electricity: Stefaan Termote

Lifts: Coopman

Auto Lift: PW-Equipment

Interior finish + furniture: Descamps Interiors Interior Glazing: Glascentrale

Parquet floors: Linnaeus

Floor tiles: Tegelbedrijf Devos



witblad ■

Timing:

Start construction: January 2012

End of construction: April 2015

Pictures: Dieter Beheydt (all interiors) and Lennen Descamps (facades).

www.witblad.com/en/patria

high-res pictures can be provided, mail to info@witblad.com

