



D'leteren Park

from industrial grounds to climate-conscious campus





Content

D'Ieteren Park – Vision 2025	4
------------------------------	---

D'Ieteren Park – Vision 2050	6
------------------------------	---

D'Ieteren park	8
----------------	---

D'Ieteren House	10
-----------------	----

D'Ieteren Patio	14
-----------------	----

VDFin Building	16
----------------	----

Project Team	20
--------------	----

D'leteren Park vision 2025

Project's core objective

The D'leteren Park project is centred around the transformation of the Kortenberg site into a modern corporate campus. The objective was to bring together the teams from D'leteren Automotive and Volkswagen D'leteren Finance on a single site in a dynamic environment that fosters innovation. The primary ambition is to create a healthy workplace while focusing on the sustainable and landscaped transformation of the southern strip along the Leuvensesteenweg.



All D'leteren Group entities have set the goal of becoming CO₂ neutral by 2040. Due to its scale, the Kortenberg site plays a key role in this mission. Achieving this requires the renovation of existing buildings, a full overhaul of technical systems, and proper insulation of the structures. D'leteren Park represents the first major milestone in this transformation.

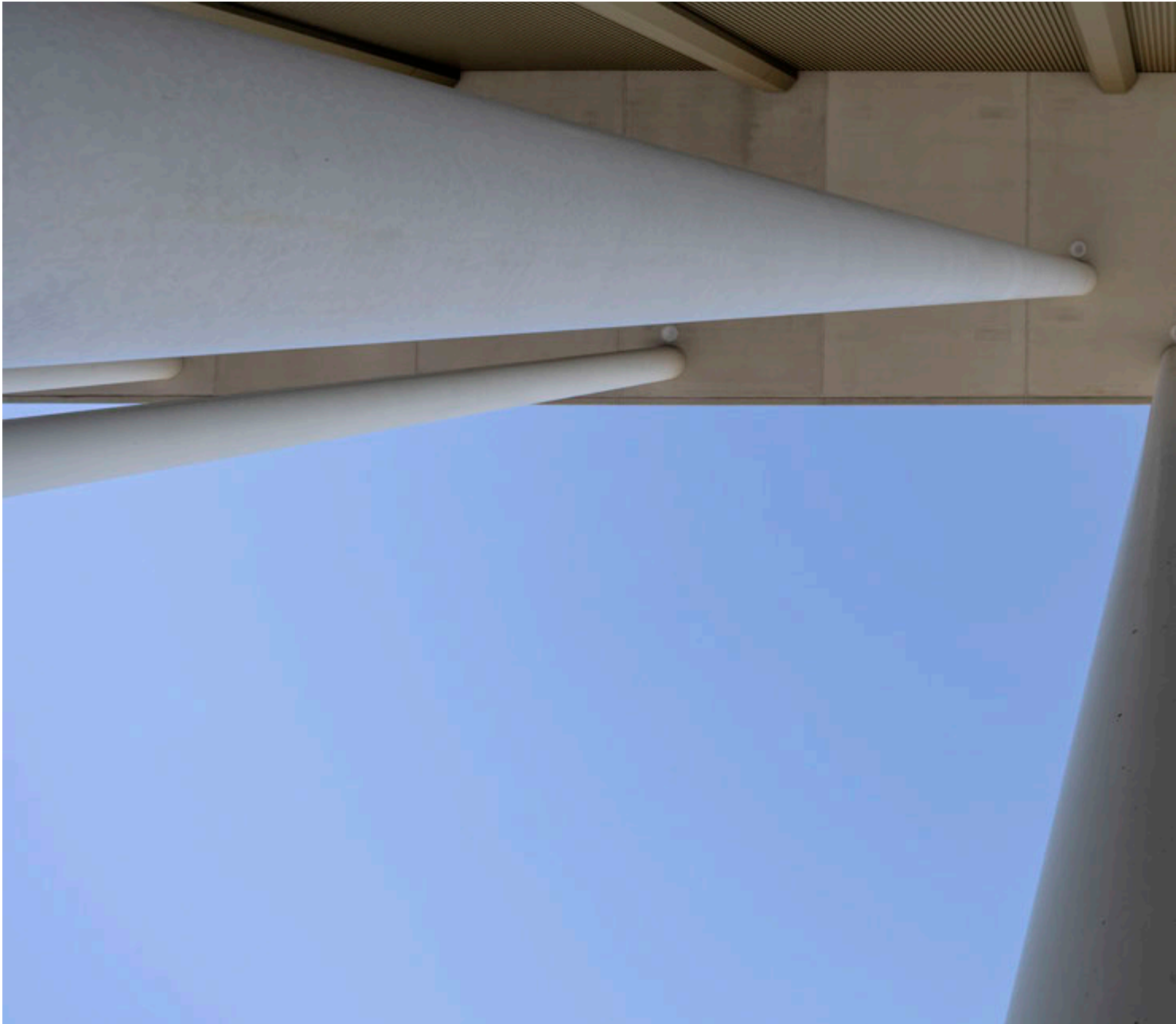
D'leteren Park comprises several office buildings and marks the phased reconversion of the former industrial site. Phase one, which outlines the 2025 vision, includes the creation of a park, the construction of D'leteren House (the homebase of D'leteren Automotive), and the renovation of a building that will become the new Volkswagen D'leteren Finance headquarters. These buildings will coexist with a training centre

(D'leteren Academy), an event space (D'leteren Patio), and existing workshop facilities on site. A shared base, D'leteren Park, brings together these various buildings. The buildings along the Leuvensesteenweg are essential to the park's overall identity. The ambition is to maintain a consistent linear identity across the long site, while allowing each building to express its own unique architectural character.



D'leteren Park

vision 2050



Project's guidelines



To embed D'Ieteren Park within a long-term urban development strategy, a site-wide masterplan has been developed. This holistic approach ensures a coherent and structured evolution of the site over time. A set of design guidelines has been established to maintain visual coherence while embracing architectural diversity.

These guidelines apply to both new constructions and renovations, with the goal of creating a unified identity across the site without compromising the uniqueness of each building. Core design principles: contrast & clarity, materials, porticoes, vertical rhythm, timelessness.

D'leteren Park

natural vision

Sustainability

The landscape design of D'leteren Park is built around three core pillars: the creation of a functional green space, the sustainable management of rainwater, and the enhancement of biodiversity. Designed to welcome a significant number of D'leteren employees, the park aims to be more than just a green setting; it becomes an active extension of the workplace, encouraging outdoor interaction, well-being and dynamic use of space. Special attention has been paid to the management of rainwater across the site.

Rainwater harvested from building rooftops will be reused for toilets and car-washing facilities. Overflow and runoff from paved areas will flow through a cascading system of wetlands and canals, ensuring that 100% of the rainwater infiltrates the site naturally; a bold commitment to sustainability. In addition, the newly designed water system will establish a large-scale ecological corridor running the full length of the site, supporting biodiversity and reinforcing the site's natural identity.





Site area:
45 hectares



Total rainwater storage:
450 m³



Project surface:
approx. 8 hectares



Rainwater infiltration:
100%



Footprint:
50% green



EV charging points:
274



Enhanced
biodiversity



Dedicated **pedestrian**
and **cycling** infrastructure

D'leteren House

flexible structure

Intelligent Casco Concept

The building's façades are framed by a 4 meters deep concrete portico, supported by 10 meters high columns arranged irregularly to evoke the natural rhythm of tree trunks. This sculptural colonnade lends the structure a refined elegance, establishing it as the architectural landmark of D'leteren Park.



Light-toned brick façades create a calm and balanced aesthetic, while a horizontal concrete band between floors highlights the contrast between east-west horizontality and north-south verticality. Rooted in a vision of timeless adaptability, the building features a central, free floorplan that maximises spatial flexibility and future-proof use.

This open core is visually and physically connected to the landscape through fully glazed north and south façades, which serve as the main entrances and create a seamless transition between indoors and outdoors. At the heart of the structure lies a generous, light-filled patio, which brings natural daylight deep into the interior and enhances the spatial quality of the work environment.



Project surface:
5,238 m²



Excellent **natural daylight distribution**



CO₂ neutral:
Scopes 1 & 2



BREEAM "Outstanding" certification



solar panels:
480 (261.6 KWP capacity)



Optimised comfort
for the occupants



Geothermal system
36 piles (125m deep)



Future-proof
intelligent casco

This central courtyard not only supports energy efficiency but also encourages informal interaction and a sense of openness. Technical and secondary functions (such as vertical circulation, restrooms, and service areas) are discreetly integrated into the eastern and western volumes.

These solid volumes are punctuated by carefully placed openings that frame views toward the surrounding workspaces, preserving transparency and connection across the building.

D'leteren Immo opted for BREEAM certification to guarantee a comprehensive balance in the sustainability features of the building envelope, its surroundings, and the quality of the working spaces. The building attains the prestigious BREEAM Outstanding level, a testament to its ambitious environmental and performance standards.





Designed to accommodate approximately 270 people, the building places employee well-being at its core. The architecture was conceived to offer an inspiring, comfortable, and high-performing environment that supports innovation and collaboration.

Its interior layout follows the principles of activity-based working, offering a variety of workspaces tailored to different tasks and personal preferences, striking a balance between efficiency and comfort.



D'leteren Patio

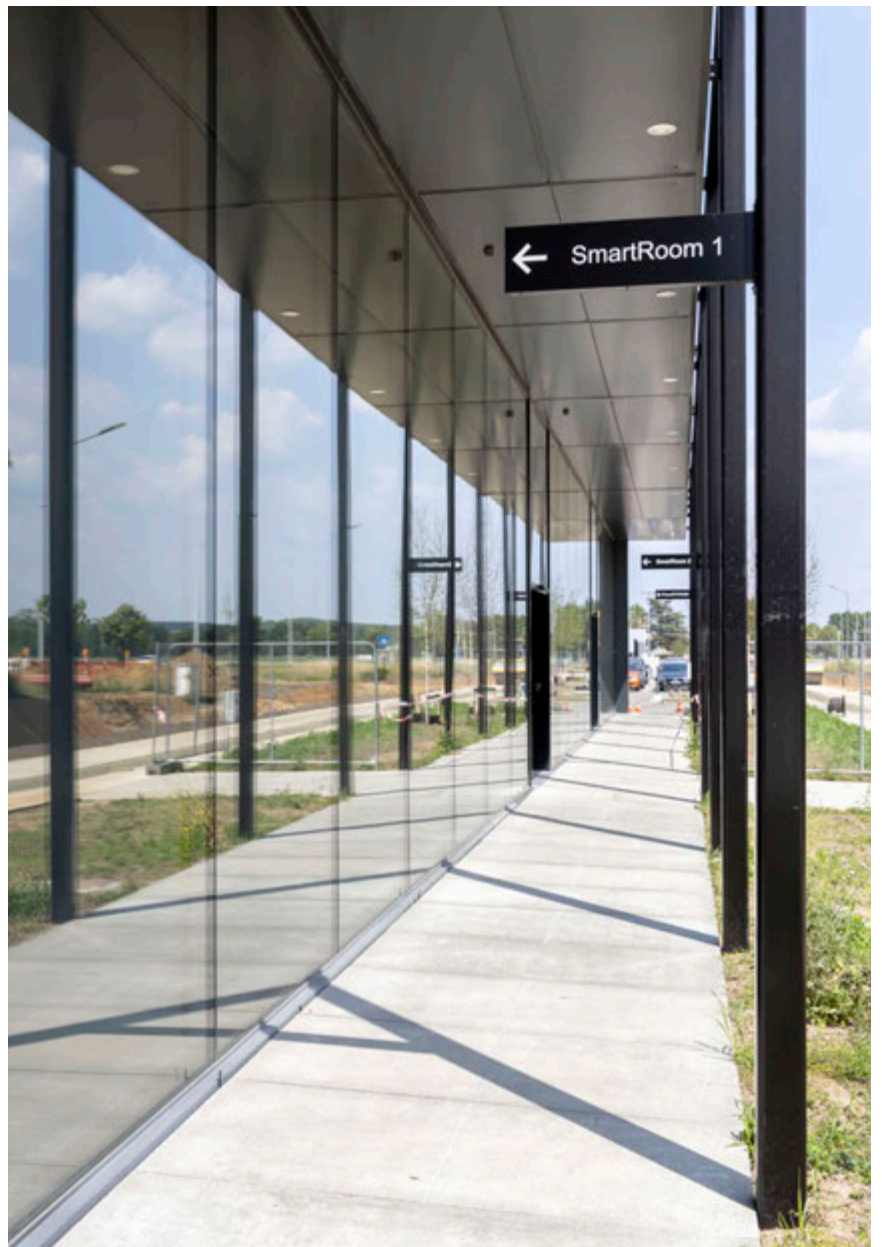
Less is **more**

office and event space



The Seat-Skoda Contact Center, adjacent to a workshop, has been repurposed into an office and event space now known as D'leteren Patio. As part of the carbon neutrality strategy, the building will be fully insulated and fitted with a vertical black metal cladding.

The south façade plays a key role in the site's identity under the 2025 vision. The original canopy has been preserved, and new columns have been added to enhance verticality and reinforce the site's linear architectural language.



VDFin Building circular renovation

Volkswagen D'leteren Finance

Positioned at the eastern edge of the site, the future headquarters of Volkswagen D'leteren Finance embodies a conscious choice for circularity and architectural renewal. Instead of opting for demolition, D'leteren Immo embraced the potential of the existing structure, transforming it into a future-ready building rooted in sustainability. Rising to 12 meters (despite local urban regulations limiting cornice heights to 8 meters) the renovated volume accommodates three functional floors.

The design process began with a radical simplification: all superfluous elements were stripped away to reveal a clean, minimal silhouette. The building was reconfigured as an "intelligent casco" capable of evolving over time. Technical functions were strategically relocated to the blind concrete façades on the north and south sides, allowing the east and west façades to open generously towards the landscaped park, fostering light, transparency, and connection.



Designed to host approximately 150 workstations, the interior is organised around the principles of activity-based working, offering a variety of spaces that encourage flexibility, collaboration, and well-being in a stimulating setting.

To ensure the highest standards in sustainability, comfort, and occupant health, the project targets BREEAM Outstanding certification, reflecting D'leteren Immo's long-term commitment to quality and environmental responsibility.

The architecture also embraces the outdoors, with two carefully composed exterior spaces defined by a cloister-like gallery. To the south, a welcoming visitor lobby is framed by a permeable colonnade that blends openness with rhythm. On the opposite side, a courtyard designed for employees offers a mineral landscape softened by greenery; an informal zone for working, dining and unwinding in the open air.





A moucharabieh screen adds privacy while maintaining visual depth and interplay. Light-toned brick cladding wraps the building in warmth and texture, reinforcing its unique identity. The integration of patterned reliefs and the moucharabieh element gives the façades character and timeless elegance, fully aligned with the architectural language of D'Ieteren Park.



Project surface:
2,900 m²



Excellent **natural**
daylight distribution



CO₂ neutral:
Scopes 1 & 2



Optimised comfort
for the occupants



Geothermal system
18 piles (125m deep)



Future-proof
intelligent casco

Mind. Plan. Build.

Developer & Project Owner

D'leteren Immo

Client

D'leteren Automotive

Client

VDFIN

Architect

Polo

Interior Architect

000

Landscape Architect

Omgeving

Landscape Contrator

Vanhoeyveld

Engineering Consultant

Mgineers

General Contractor

Edibo

Project Manager

Bopro