



GHISTELINCK WAREGEM

Waregem

The project involves the renovation and expansion of the existing showroom in Waregem. The showroom section will be completely stripped and provided with a new energy-efficient shell and interior. The technical installations will be completely renewed. On the right side, the showroom will be expanded with 4 bays.



Status

2025 - 2026



Services:

Building Services, Structural



Sectors:

Office & Commercial: Office buildings



Client:

NV ZILVERPIJL



Architect:

BV Goedefroo architecten



Area:

2850 m²



Combination of renovation and new construction for Ghistelinck in Waregem

Anyone who has visited Waregem has undoubtedly already seen it: the black water tower. It is the landmark of Ghistelinck's headquarters and forms a full part of the concept in the renovated showroom. The garage underwent a thorough transformation for almost a year. For the renovation of the existing showroom and the extension with new construction, BM Engineering took on both the structural stability component and the building services.

Rearrangement of solar panels

The structure of the existing showroom and offices was preserved but was completely stripped and adapted to meet the new functional and technical requirements. This raised some structural stability questions.

Adding extra insulation to the roof was an obvious choice, but this increased the load on the existing structure and meant the solar panels could not remain in the same position. The structural stability team at BM Engineering therefore re-examined the optimal arrangement and positioning of the panels. The existing canopy also proved to be insufficiently dimensioned for the additional load. In close consultation with the contractor, a new canopy was therefore designed, with adapted detailing that seamlessly connects to the existing building.

To integrate a new mezzanine floor into the existing volume, part of the structure had to be removed. A new foundation with micropiles was provided. The integration of the iconic water tower into the renovated building also required additional structural stability studies.

Building services tailored to different functions

Naturally, the building services were also adapted to meet contemporary requirements in terms of energy and comfort. Air-to-water heat pumps were chosen in combination with underfloor heating and targeted floor cooling. The double-height showroom requires a specific air distribution system.

In the new-build section next to the showroom, there is a multipurpose event space for activities such as car launches and receptions. This space received a separate air handling unit, because the technical requirements differ significantly from those of the showroom. The professional kitchen and extractor hood require a high ventilation flow rate, which is compensated by a separate supply air unit that delivers extra fresh air. The event location also features several technical eye-catchers: a stage that can rise up to eighty centimetres from the floor, a curved projection screen, and anchor points in the ceiling for stage lighting. During large events, additional cooling can be provided via a cooling coil in the air handling unit.

The specific requirements of a garage environment also received due attention. Overridable floor power outlets are integrated into the showroom, there are charging points for electric cars and trucks, and in the service lobby a 3D scanner automatically maps any scratches and damage when vehicles drive in. All of this requires a well-thought-out integration of data and power provisions.

Every centimetre optimally utilised

A special element is the aspirating smoke detection system. The highly sensitive smoke detection system continuously draws air samples through a network of tubes and can detect smoke particles before visible smoke or heat develops. This allows fire to be detected at a very early stage.

The technical installations were strategically integrated into the building. The heat pumps and air handling units are located on the roof, while the collectors and buffer tanks are housed in compact technical rooms. Every centimetre was optimally utilised.

The added value of BM Engineering

The greatest challenge lay in the combination of renovation and extension, where existing and new had to connect seamlessly. Because both structural stability and building services are developed in-house at BM Engineering, both disciplines

Kortrijk Office

Beneluxlaan 1A
8500 Kortrijk
+32 (0) 56 28 26 20

Antwerp Office

Britselei 23, bus 401
2000 Antwerpen
+32 (0) 3 235 48 88

Email us at:

info@bmengineering.be

Visit our website:

www.bmengineering.be

could be closely coordinated from the start. This ensured short communication lines in the design and an efficient approach during execution.

Construction partners

- Client: Ghistelinck Automotive
- Architect: Goedefroo architecten
- Main contractor: Beeuwsaert
- Electrical contractor: Vensol
- HVAC contractor: Naessens HVAC
- Plumbing contractor: Peter Deweer
- Structural stability and building services: BM Engineering