

09/06/2026

Casemated Barracks  
'De Kazerne'  
Dendermonde



Agentschap  
Onroerend  
Erfgoed



Vlaanderen  
is erfgoed



VLAAMSE  
VESTINGSTEDEN



# Topics

- Dendermonde: a fortified city in The Wellington Barrier
- The Casemated Barracks
- Investigating the restoration and reconversion since 2016
- Concept of the reconversion
- Advice Flanders Heritage Agency
- Program and next steps



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# Dendermonde: a fortified city in The Wellington Barrier



1815 - 1906, Wellingtonbarrière

# Evolution



1540 *Jacob Van Dender*



1815-1906 *Wellingtonbarrière*



*restanten van historische fortificatie*



# Evolution



1540 *Jacob Van Dender*



1815-1906 *Wellingtonbarrière*



*restanten van historische fortificatie*



# Evolution



D M d

PMV

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# Evolution



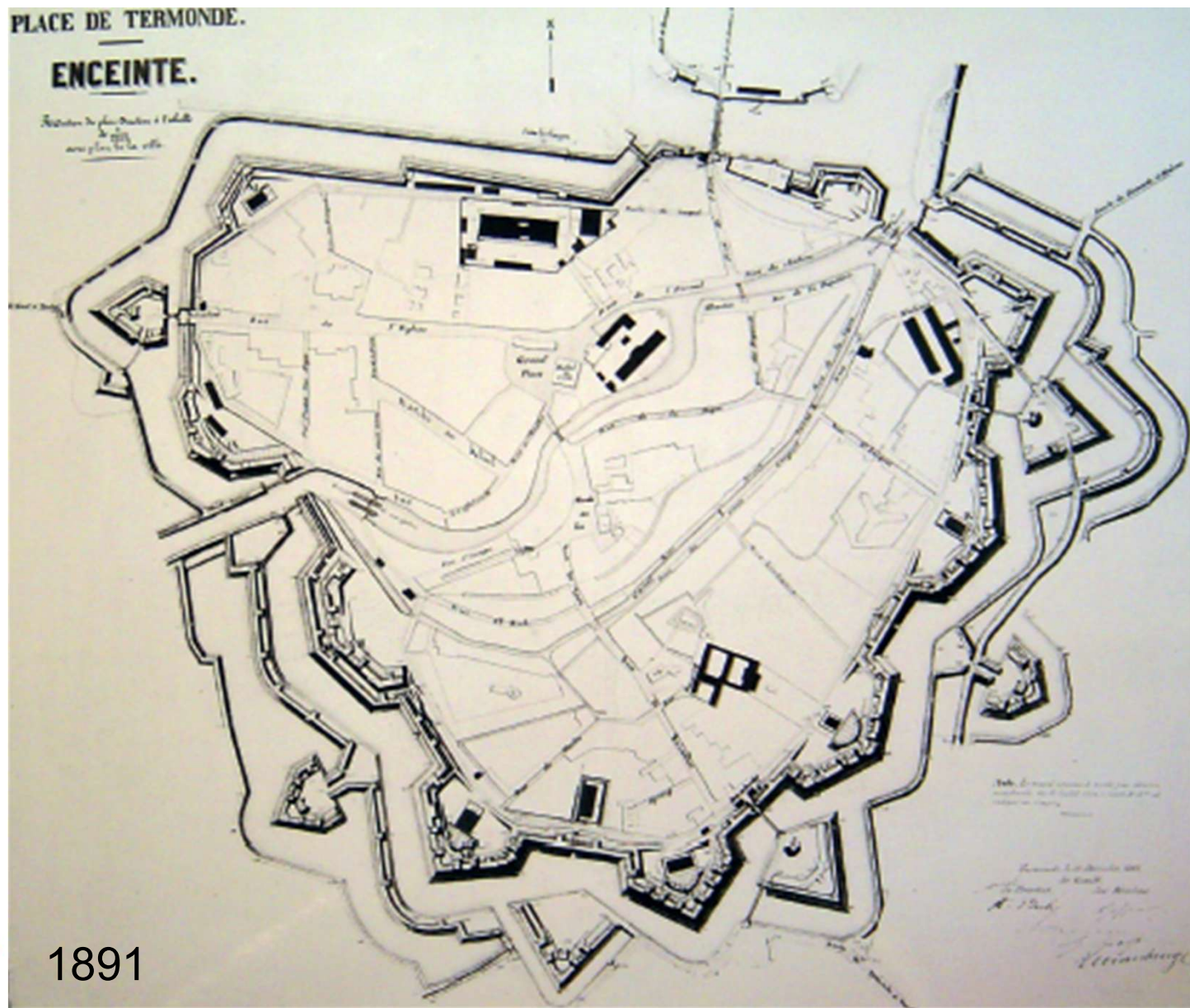
1540 Jacob Van Dender



1815-1906 Wellingtonbarrière



restanten van historische fortificatie



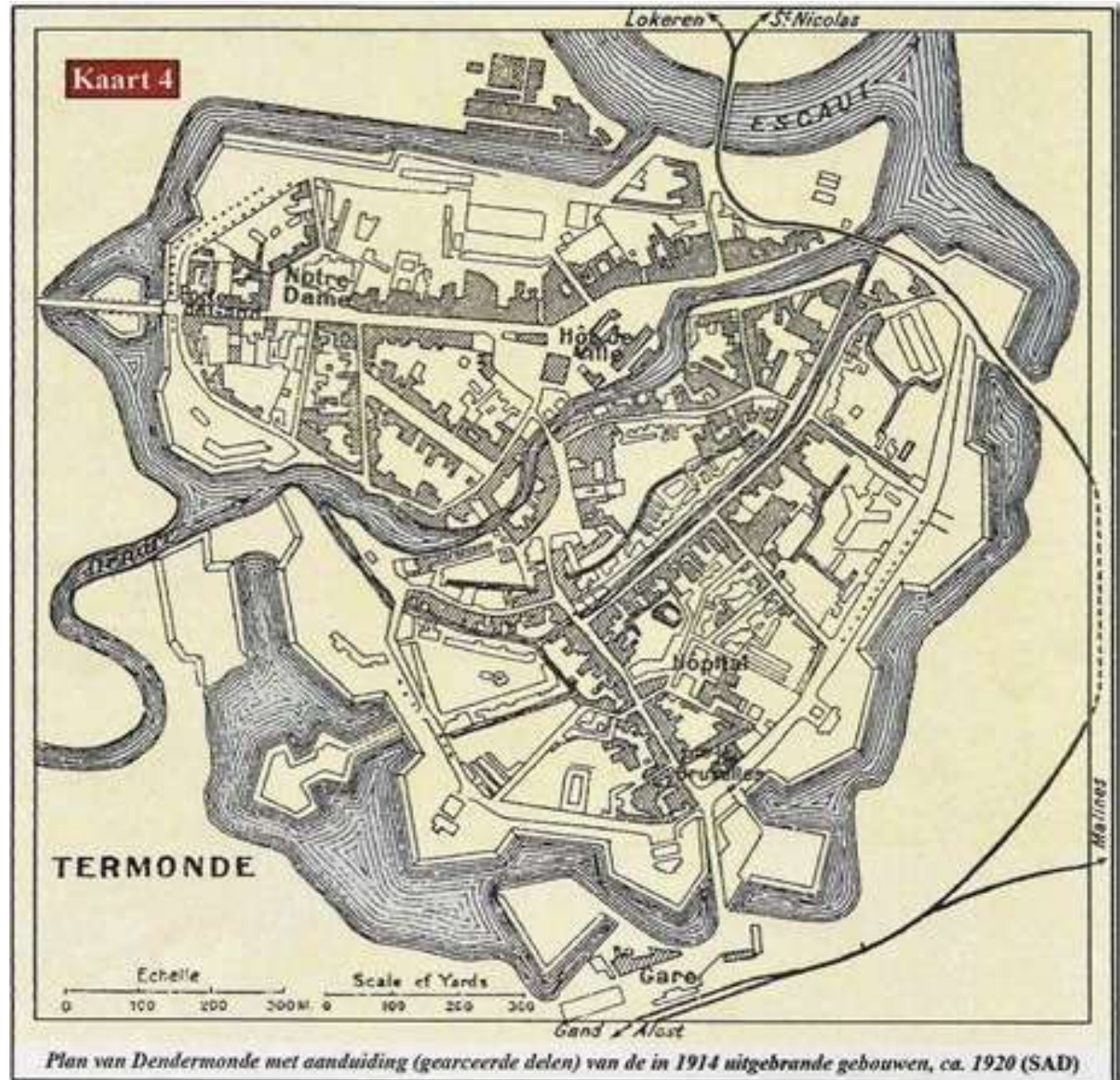
DMd

PMV

1891

# Evolution

1914



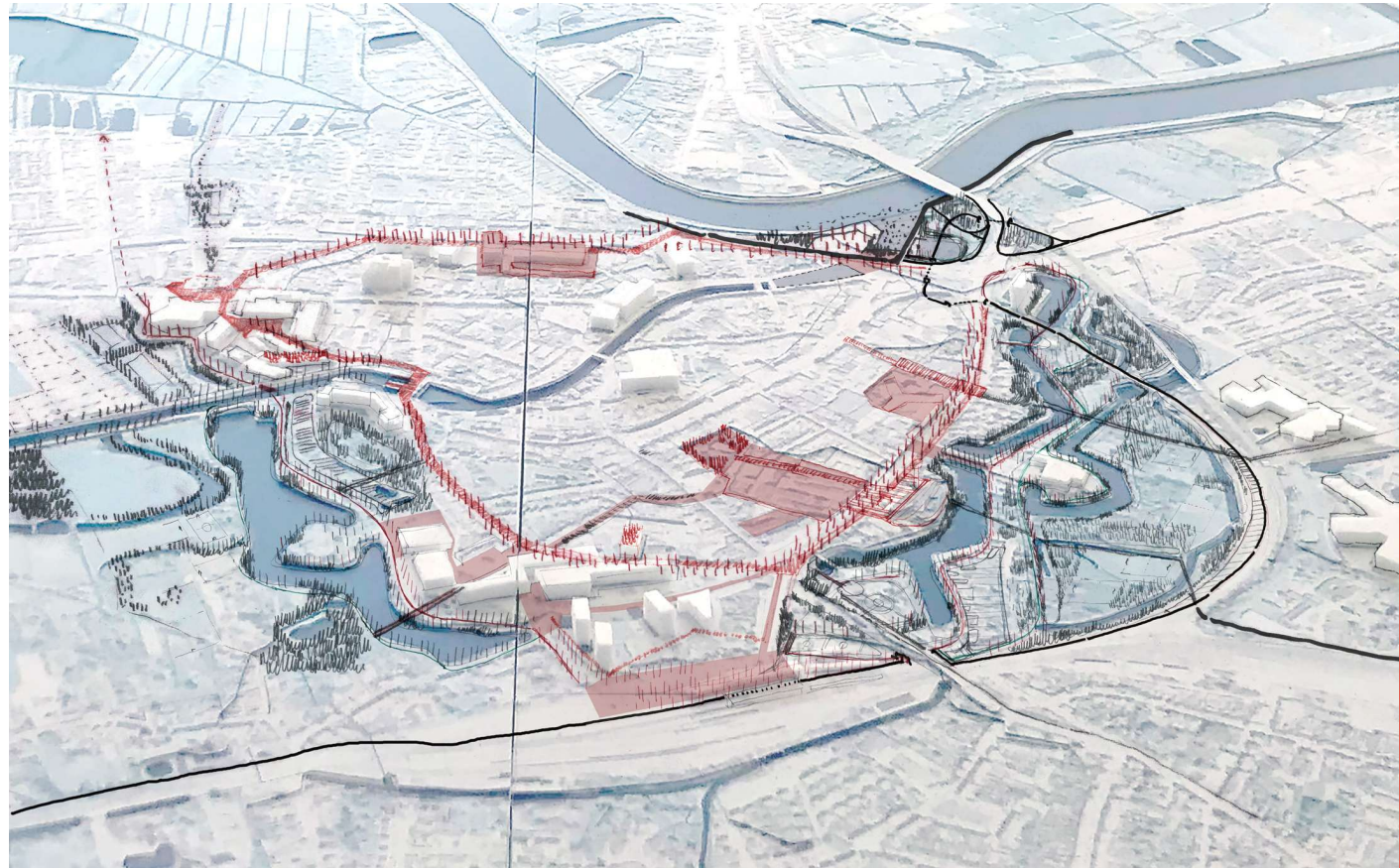
DMd

PMV

Plan van Dendermonde met aanduiding (gearceerde delen) van de in 1914 uitgebrande gebouwen, ca. 1920 (SAD)

# Masterplan Fortifies city 15.05.2024

## 8 attack zones



# New intersection 2026 Mechelen gate



D M d

# The Casemated Barracks

## Building-technical context

- Build between 1828 and 1830
- “Bomb proof” design consisting of thick brick walls with a brick barrel vault as the roof, covered with a thick layer of earth
- Could withstand mortar attacks with gunpowder projectiles
- Dimensions: 35.4m deep x 108.7m long x 10.5m high
- Wall thickness: interior walls 1.2m  
side walls 2.9m



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# Context en historiek

Unique site

13.661m<sup>2</sup> in the heart of  
Dendermonde



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# Setting

Noordlaan

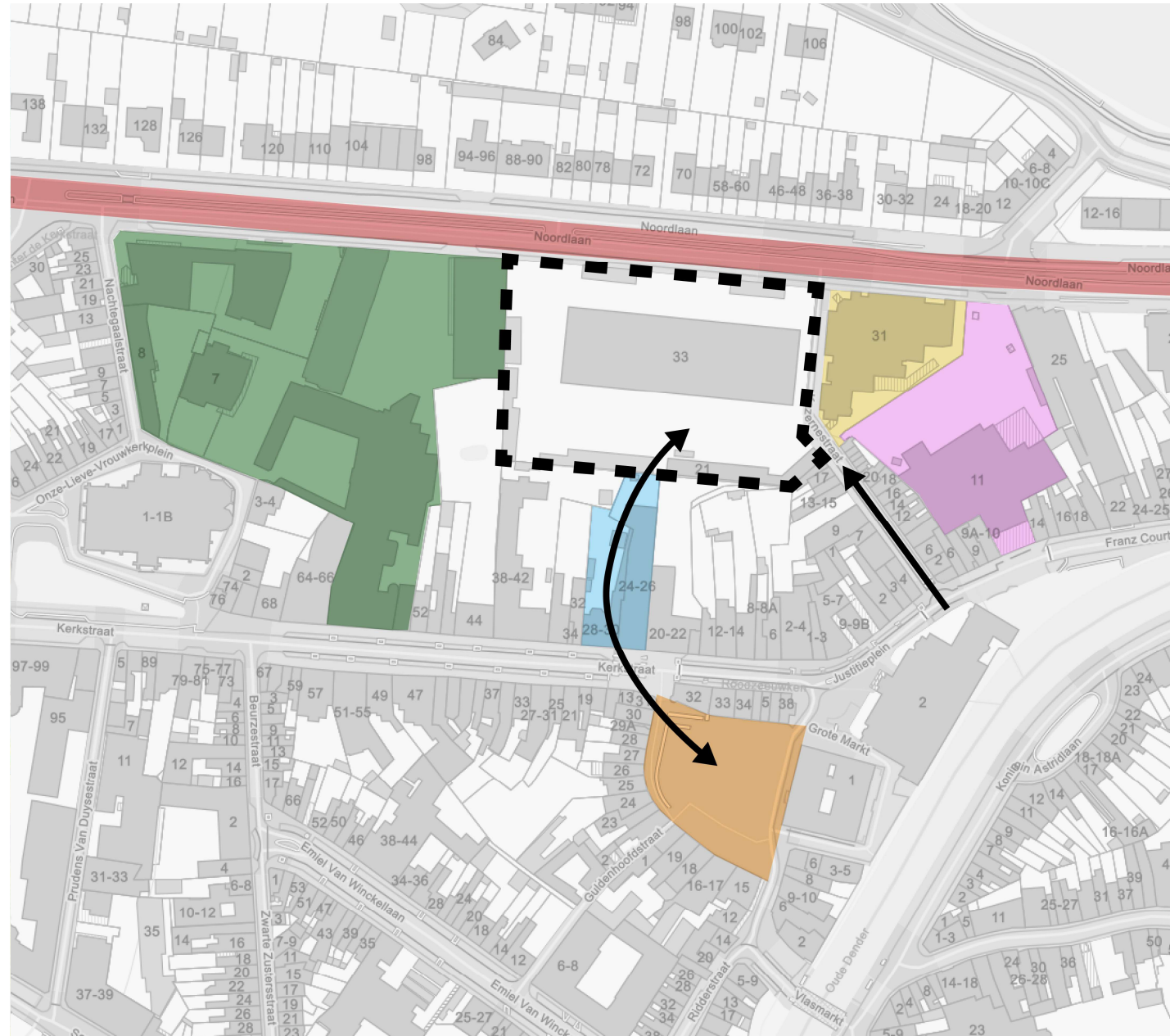
Federal Public Service Justice

Administration Offices  
Dendermonde

Central Square (Grote Markt)

Cultural Center (CC Belgica)

School (Oscar Romero  
College)

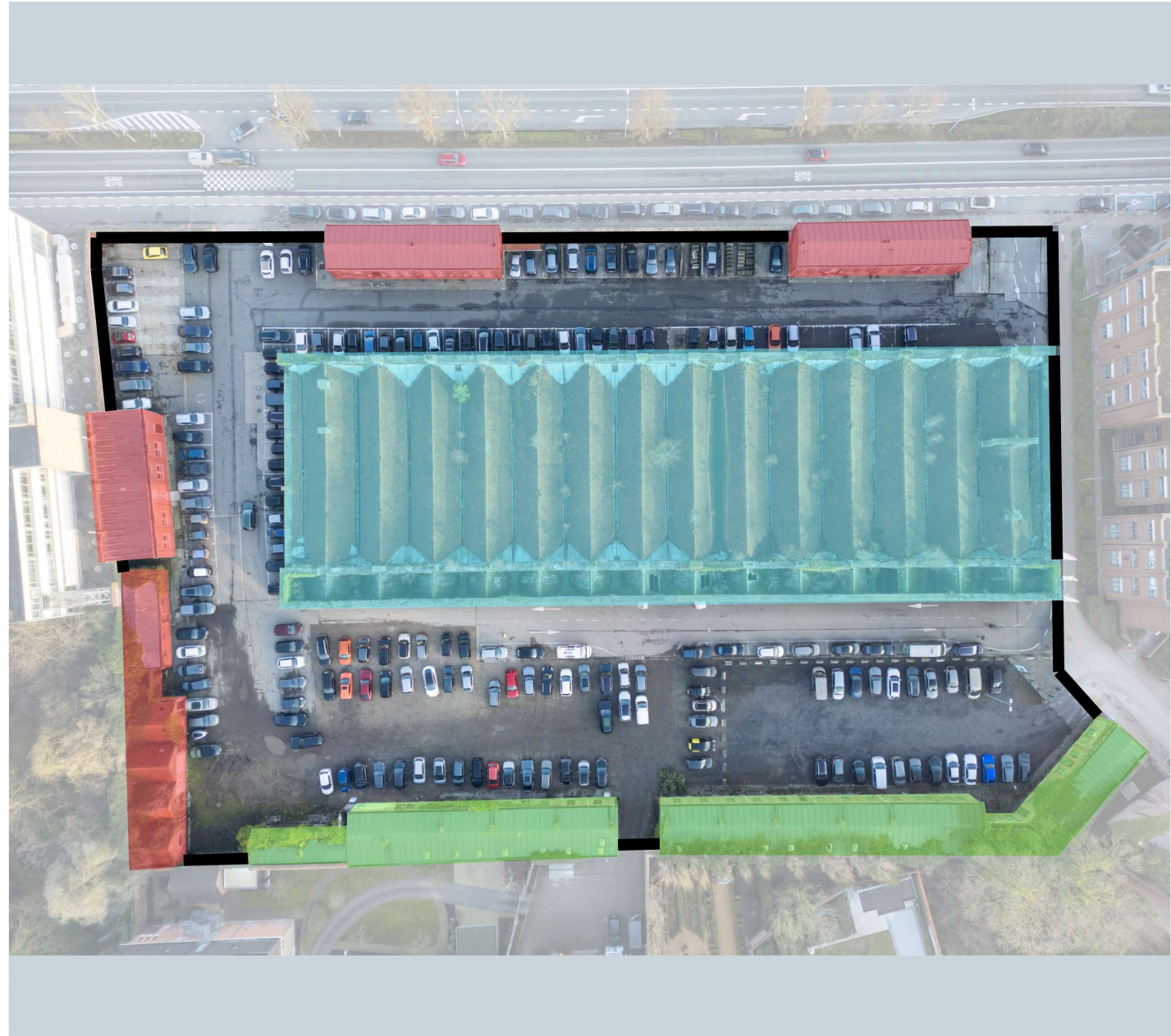


# Site

Casemated Barracks

Officers Quarters

Other buildings



# Heritage

Casemated barracks

Protected heritage: Monument

Square and officers Quarters

Protected heritage: City-view



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PMV

# The Casemated Barracks Owners

1830-1968

Belgian Army– barracks / storage

1972-1998

Dendermonde – Technical Service +  
home of Ros Beiaard and the giants

1998-present

Belgian Buildings Agency – no function  
+ home of Ros Beiaard and the giants

2020-present

Dendermonde & PMV purchase option



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PMV

# Investigating the reconversion since 2016

## 2016 – 2021 urban planning research + technical research: foundation & monitoring cracks in the structure

### Objectives

URBAN LINK



COHERENT WHOLE



RESILIENT GENERATOR



MONUMENTAL TREASURY



CONSERVATION BY (ADAPTED) USE



No improvement of the foundation required for preservation of the monument.

DMd

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### Development strategy (2016-2018)



# Investigating the reconversion since 2016

## Participatiemaatschappij Vlaanderen

- 2020: PMV en Dendermonde became partners for this project
- 2020: PMV and Dendermonde have an option to purchase the monument from the current owner, the Belgian Buildings Agency.



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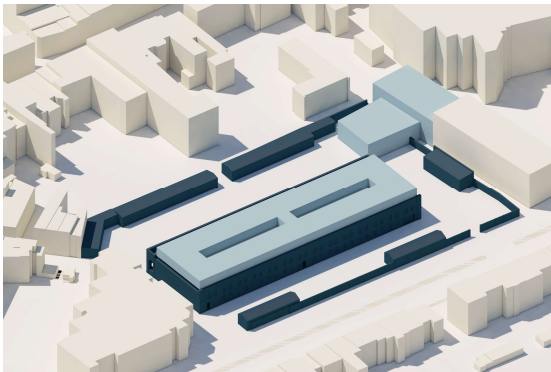
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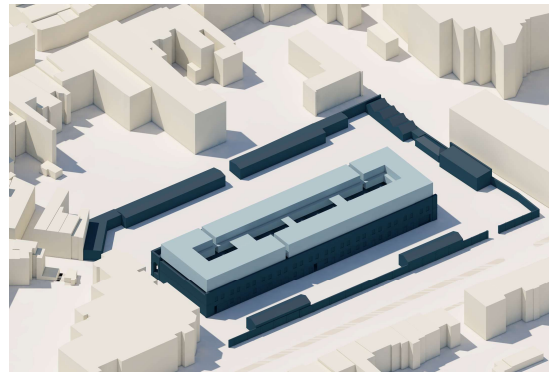
# Investigating the reconversion since 2016

## 2022 Reconversion Research

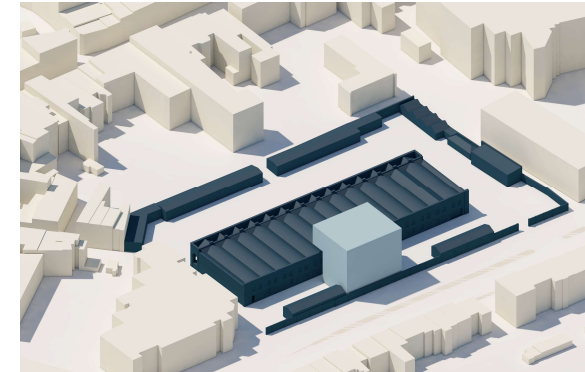
- **By:** Erfgoedstudio, Bressers Architects and Omgeving
- **Public Program:** Ros Biaard Experience Centre, home of the Ros Beiaard, public square, storage and access to the backstage of the cultural center 'Belgica'
- **Options:**



1: School



2: Brewery, recreation, housing



3: studios, co-working, retail, hotel, housing

**Conclusion:** no financially viable options were found

# Investigating the reconversion since 2016

## 2023 Request for Information

- Informal consult of private developers (RFI-format)
- Actualisation of the financial plan together with Bressers Architects
- **Financial numbers confirmed our own financial analysis**



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# Investigating the reconversion since 2016

## 2024 Environmental aspects

Asbestos: 4 locations, no actual risks

Flood risk

- pluvial (2023): D, medium risk
- fluvial (2023): no risk

Soil and groundwater pollution:

- Due to storage of road salt in the past
- PFAS



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# Investigating the reconversion since 2016

## 2024 meeting with Flanders Heritage Agency

Summer 2024:

**meeting Peter De Wilde**

administrator-general Flanders Heritage Agency

**Radical proposition** to make a reconversion project possible

Final goal: **compromise between heritage values en a doable project**

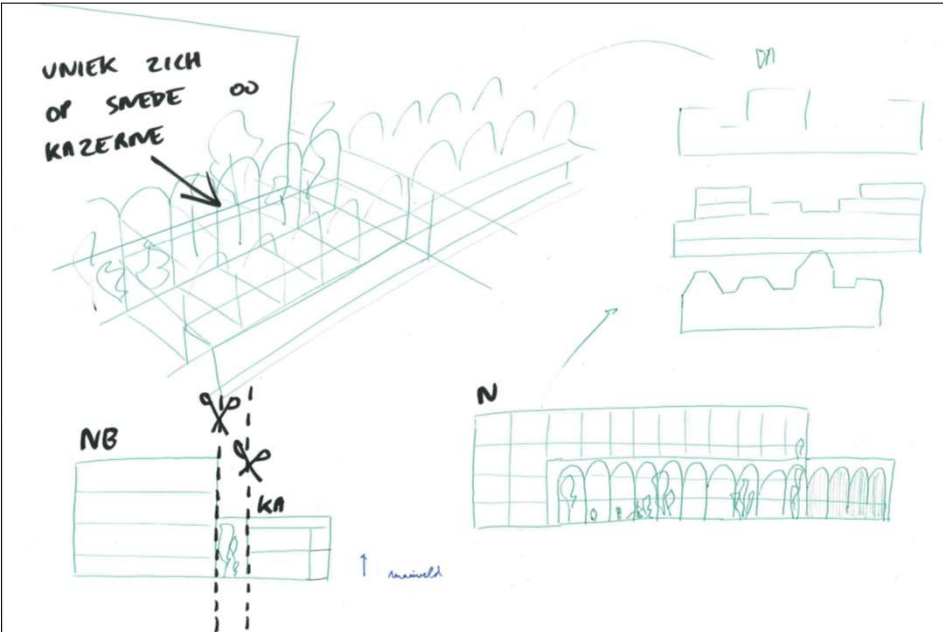


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# Investigating the reconversion since 2016 2024 meeting with Flanders Heritage Agency

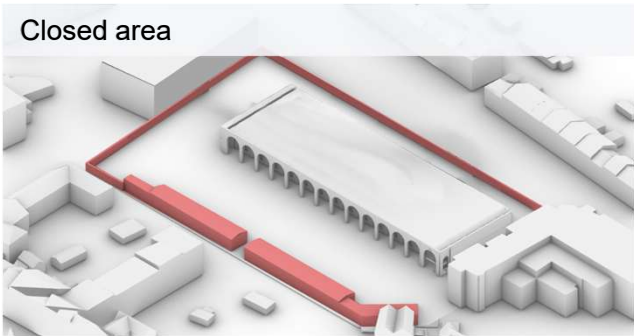
September 2024: **Brainstorm & design session together with FHA** to investigate the possibilities



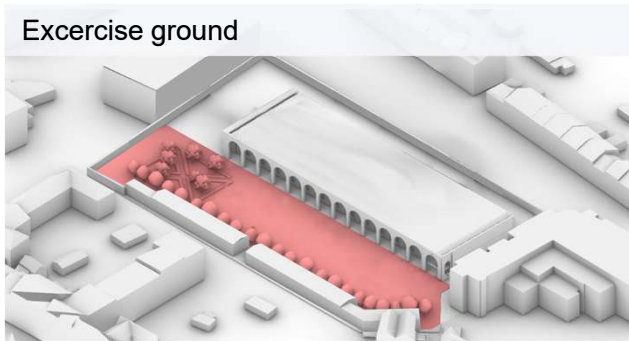
# Concept of the reconversion

## Principles

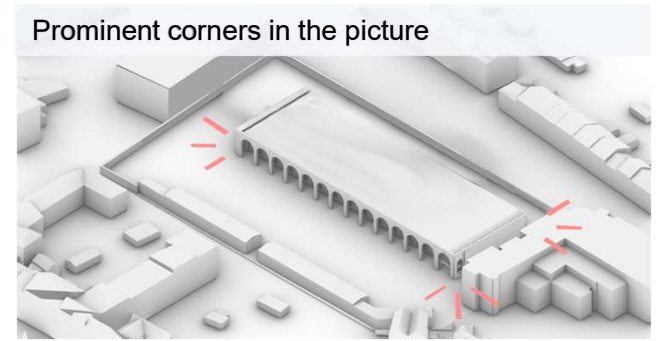
Closed area



Excercise ground

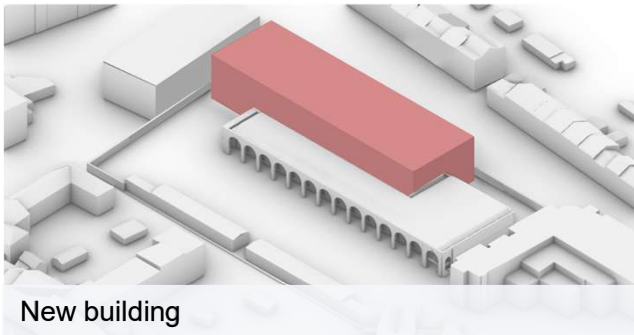


Prominent corners in the picture

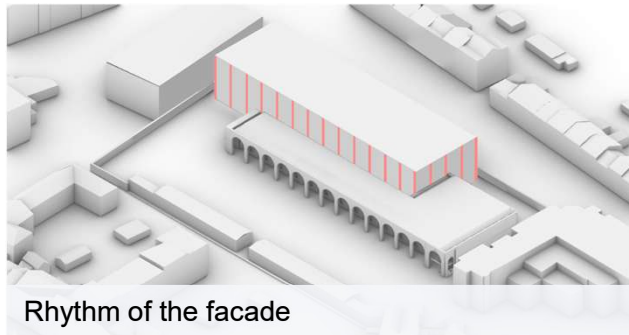


# Concept of the reconversion

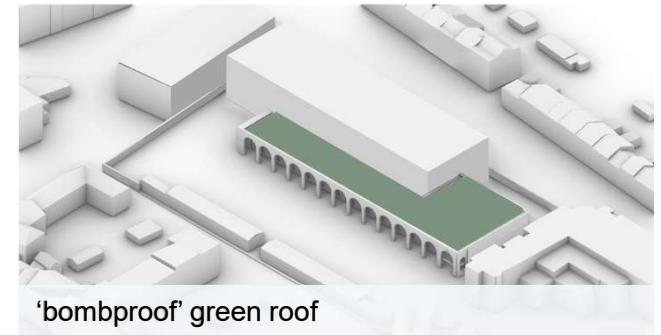
## Principles



New building



Rhythm of the facade



'bombproof' green roof

### DISCLAIMER:

Volume en architecture of the new building are not decided at the moment.  
This will be part of the tender.



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# Flanders Heritage Agency (AOE)

## Advice

**25 october 2024: new proposal PMV and stad Dendermonde**

Cut a part of the barracks (2 x similar 14 tubes):

- Shorter tubes + daylight = opportunities
- Profile: making the structure of the barracks readable
- New versatile building
- Interesting outdoor space between the old and new building – interaction

**Internal investigation proposal and protection (historical value)**

Repetition of similar tubes, specific interventions possible



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# Flanders Heritage Agency (AOE) Advice

## Values Flanders Heritage Agency

Openess (openheid): active listening and being open to ideas

Deciveness (daadkracht): responsibility

Agility (wendbaarheid): new ideas and solutions

Trust (vertrouwen): integrity



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# Flanders Heritage Agency (AOE)

## Advice

### Conservation: 2.318m<sup>2</sup>

- 60% footprint barracks
- 2 x 4 tubes
- 2 x 10 shorter tubes

### Dismantling: 1.517m<sup>2</sup>

- 40% footprint barracks
- North side 2 x 10 tubes



1/500

Nieuwbouw  
Patio  
Afbraak

# Flanders Heritage Agency (AOE)

## Advice

### Points of attention barracks

- South facade and gallery + east facade: main facades
- North and west facades: balance conservation and demolition.
- Greenroof (historical layer of earth)



# Flanders Heritage Agency (AOE)

## Advice

### Points of attention site

- Keep seclusion site
- Improve the square
- Keep officers quarters (exterior)
- New architecture: high quality (proportions related to the historical building)



# Advice FHA (AOE) Recent

- End 2025:
  - Application  
Brownfieldconvenant  
VLAIO
  - Project is part of the  
investmentplan 2026-2031  
of Dendermonde







# Program

Objective: developing a new, vibrant mixed-use part of the city



# Program

The program we intend tot realise is:

	M <sup>2</sup> - floor area	%
City Quarter	4.800 m <sup>2</sup>	16,6%
Ros Beiaard experience center and museum	1.700 m <sup>2</sup>	5,9%
Local service center	500 m <sup>2</sup>	1,7%
Commercial/SME/production	4.050 m <sup>2</sup>	14%
Housing	12.000 m <sup>2</sup>	41,6%
Car and bike park	5.800 m <sup>2</sup>	20,1%
<b>Total floor area</b>	<b>28.850 m<sup>2</sup></b>	<b>100%</b>
Public Square and courtyard	7.100 m <sup>2</sup>	52%
Public/private spaces	6.550 m <sup>2</sup>	48%
<b>Land area</b>	<b>13.650 m<sup>2</sup></b>	<b>100%</b>

# Public Program

- **City Quarter:**
  - offices for the city administration = centralisation from 3 locations to 1
  - Access, service desks and meeting rooms in the monument
  - Other functions in the new building
- **Ros Beiaard experience center and museum**
- **Local service center:**
  - Meeting point voor the neighborhood that provides services, recreation and information
- **(archive)**



# Private Program

- Commercial space
- Production of local products
- Small and medium enterprises
- Housing/residential



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# Program Public square

for public events (festival, market, fair,...)



# Next steps

- 2026-2027: Tender to attract a partner/developer (public procurement)
- 2028 -... : building permit, building specifications, construction
- 2031: target for (phased) completion



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**STAD  
DENDERMONDE**



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**Thank You For Listening!**

**Questions? You can also talk to**



**Raya Marievoet**



**Vincent Van  
Kerckhove**



**Maarten Bettens**

