

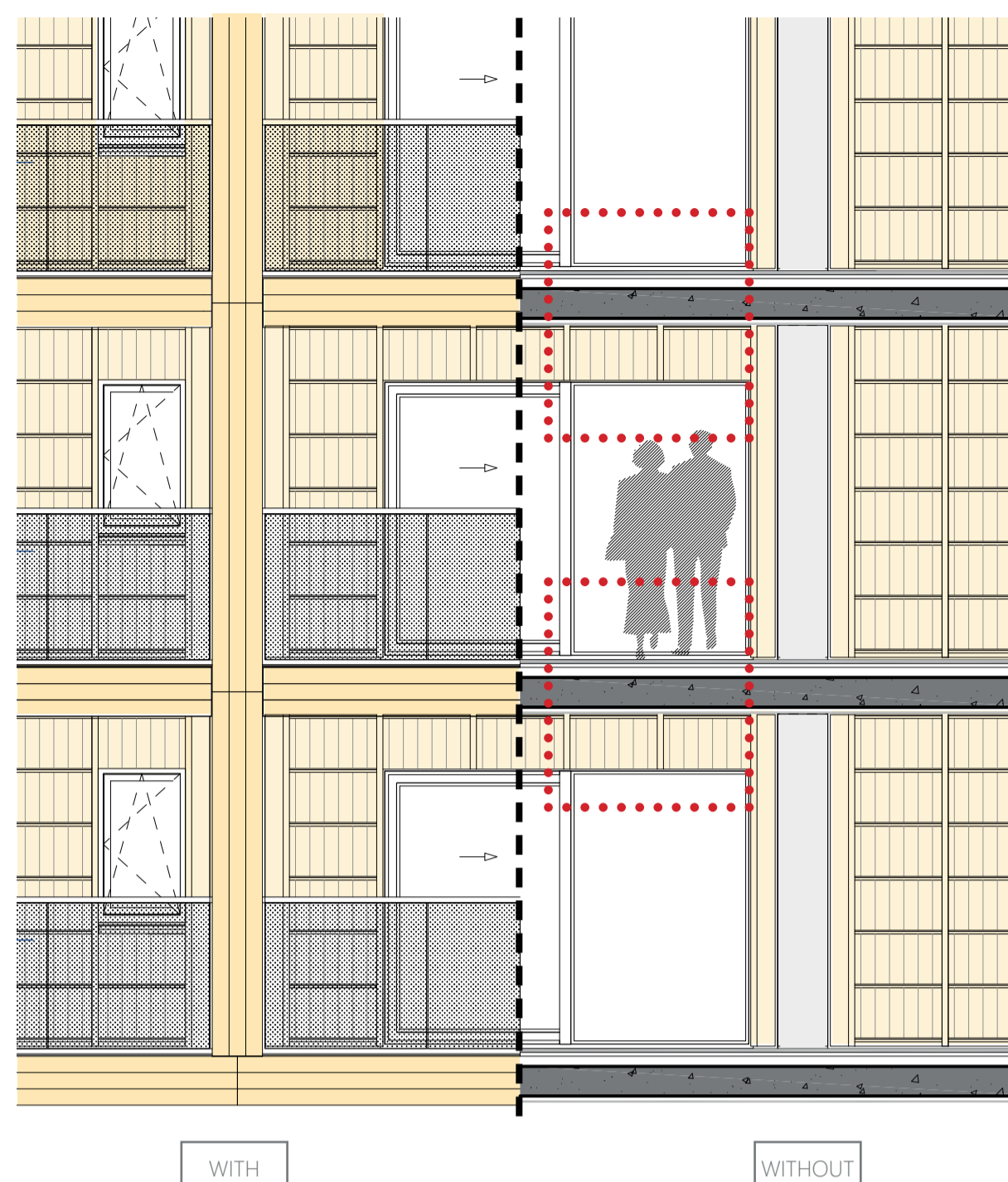
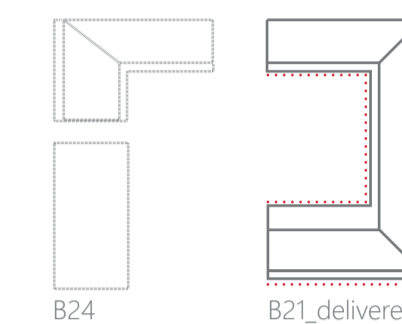
BAN_B21, Mid-Rise Building, Unified Timber Façade Terraces
 Antwerp_Nieuw Zuid (2025)

Triple Living – Real Estate Developer

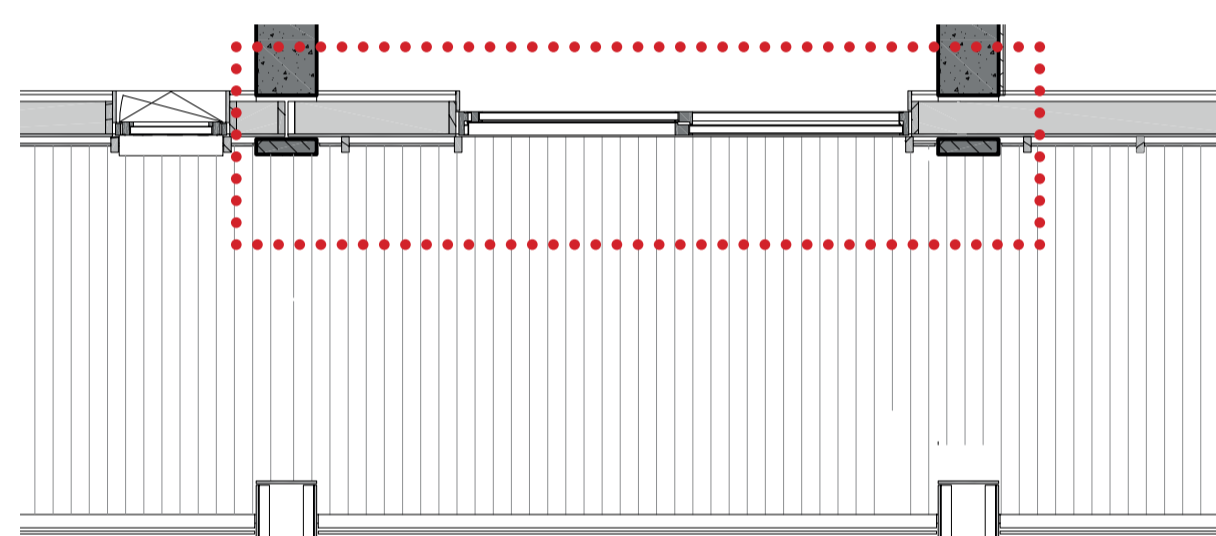
SHIGERU BAN ARCHITECTS & Jean de Gastines Architectes (Paris)
 in collaboration with local architects Bureau Bouwtechniek (Antwerp)

In collaboration with:

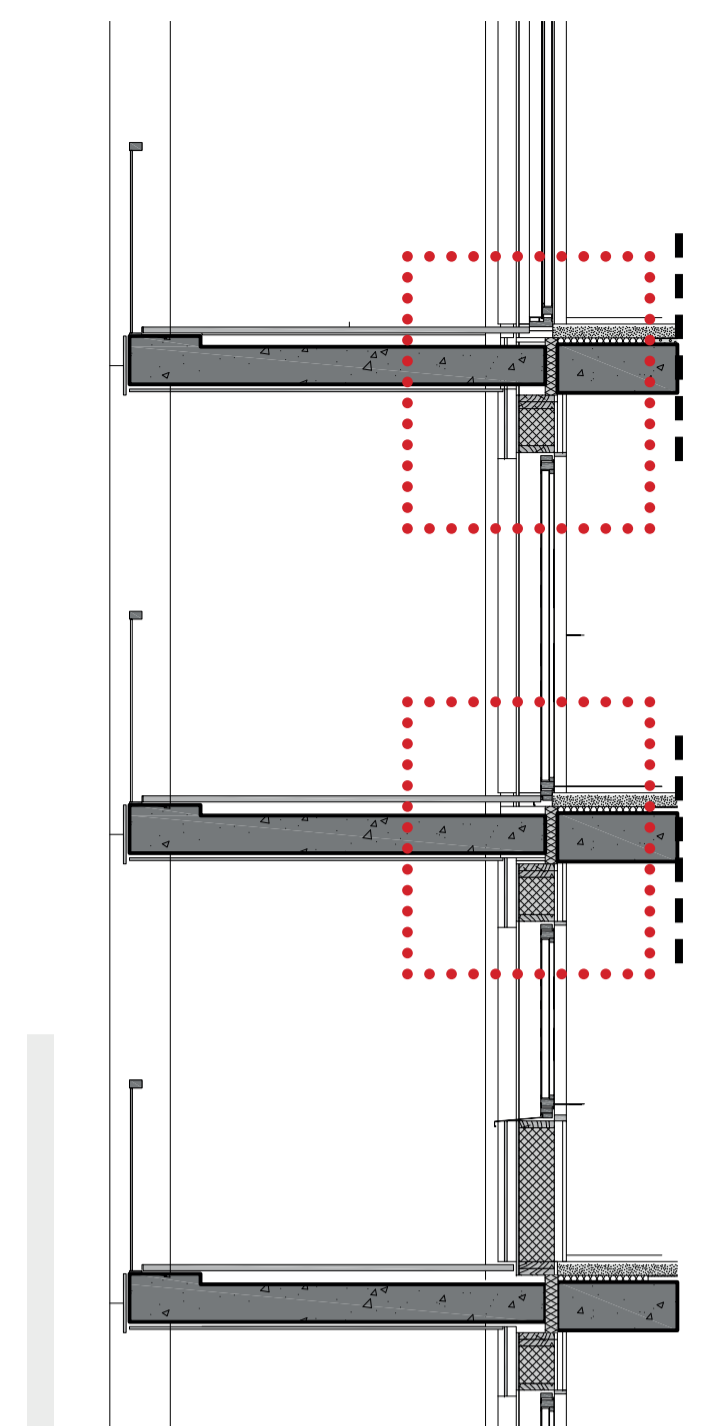
- | | |
|-----------------------|--|
| Contractor: | Van Laere |
| Structural engineer: | Greish |
| MEP engineer: | Sweco |
| Acoustic engineer: | d2s |
| Wood consultant: | Wood.be |
| Fire consultant: | OFR |
| Fire test laboratory: | Warringtonfire, Gent |
| Cladding: | ThermoWood pine, LDCwood et Lemahieu Fire Protection |



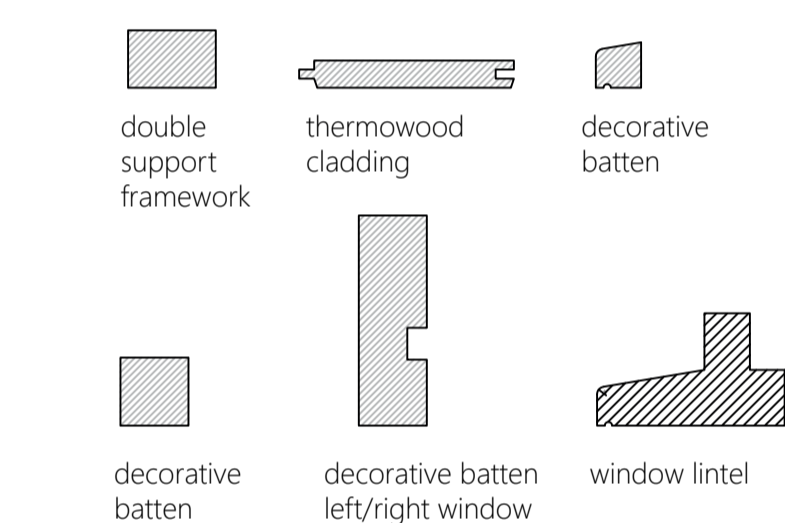
View of the façade seen with and without balconies
 scale 1/50



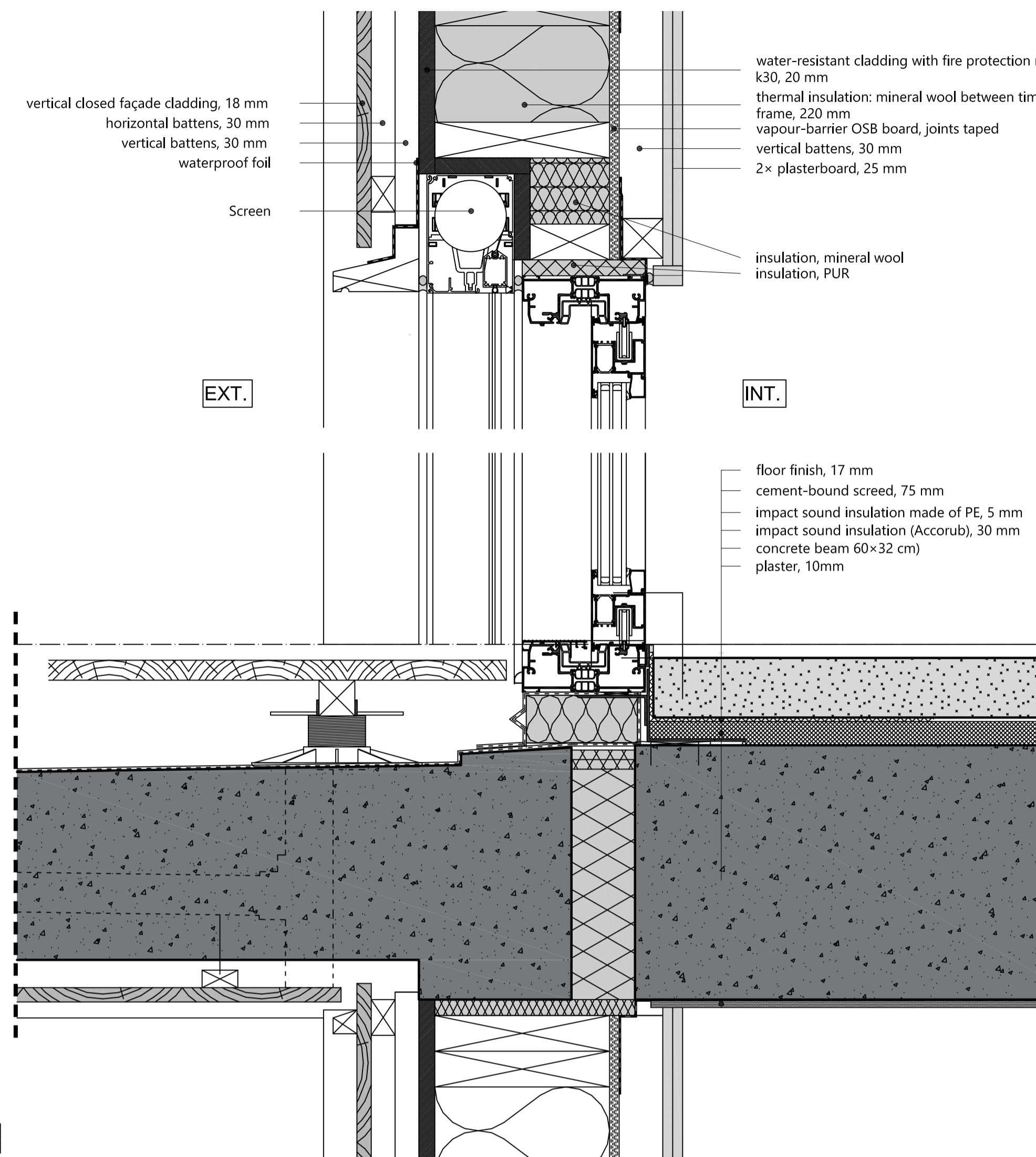
Plan view
 scale 1/50



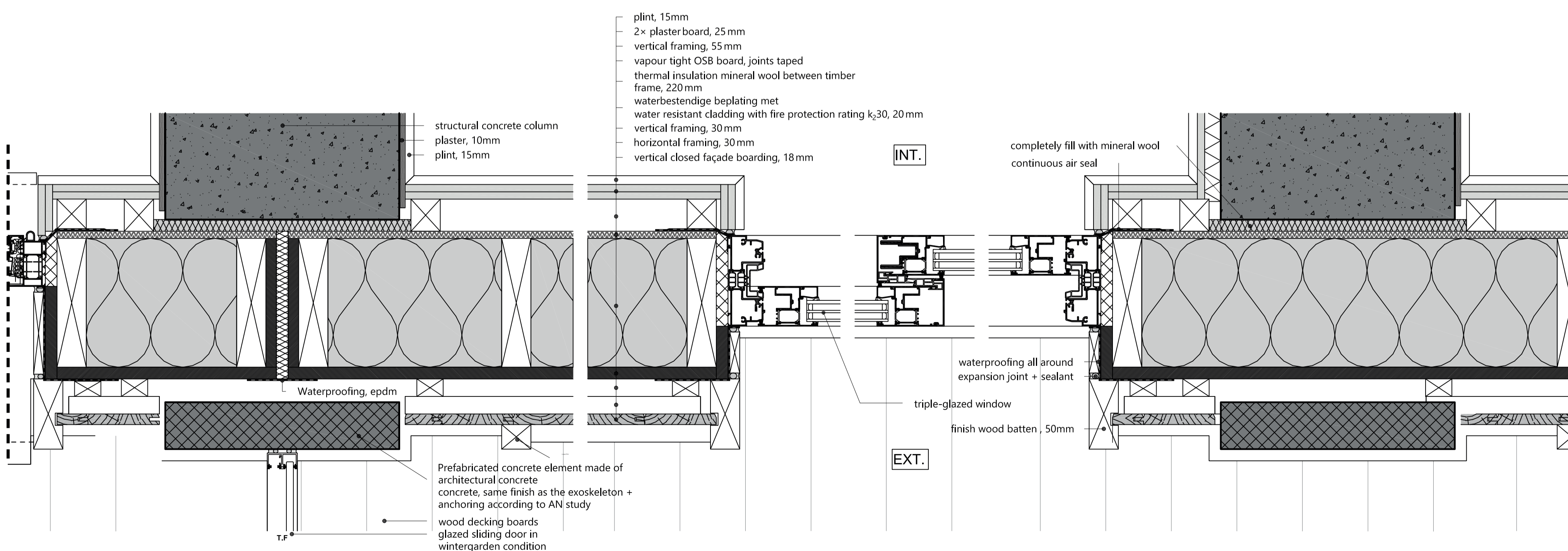
Section view
 scale 1/50



Wood profiles
 scale 1/5



Detail section
 scale 1/5



Detail plan
 scale 1/5



As part of the urban regeneration of Nieuw Zuid in Antwerp, one of the developments has been designed by Shigeru Ban and Jean de Gastines together with Bureau Bouwtechniek for Triple Living. It consists of a six-storey perimeter block, now completed, and a 25-storey residential tower currently under construction. Together, they will provide 295 dwellings, shops and offices on a redeveloped industrial site, with particular attention given to bio-based materials and the relationship to the landscape.

The façade details presented here come from the completed building, yet their design is transversal to the entire project, which is why they are highlighted. From the outset, the design team aimed to use timber as the primary façade material, an ambitious choice within the Belgian context, where such solutions remain rare for high-rise buildings. Fire-safety requirements were particularly stringent, especially since the sprinkler system applies only to the tower, leading to close coordination among architects, engineers, timber specialists and fire consultants.

The façade system was developed around a unified principle, ensuring constructive coherence and performance across both phases. The façade panels are partially prefabricated in the factory, where insulation layers and membranes are integrated. However, windows, the timber secondary structure, the pine cladding and the interior finishes are installed on site, allowing precise adjustment of junctions and interfaces. The ventilated façade incorporates a continuous air cavity that ensures drainage and long-term stability.

A dedicated research process was carried out with wood.be to identify suitable timber species and to assess how protective treatments could influence the visual appearance of the material. The selected solutions were validated through laboratory tests and a fire test carried out in consultation with the relevant authorities.

This project demonstrates that, within the Belgian regulatory framework in force at the time, a safe and compliant timber façade could be developed for medium- and high-rise buildings. It highlights the crucial role of a rigorous collaborative process in achieving a bio-based, transversal façade system without compromising architectural quality or technical performance.

