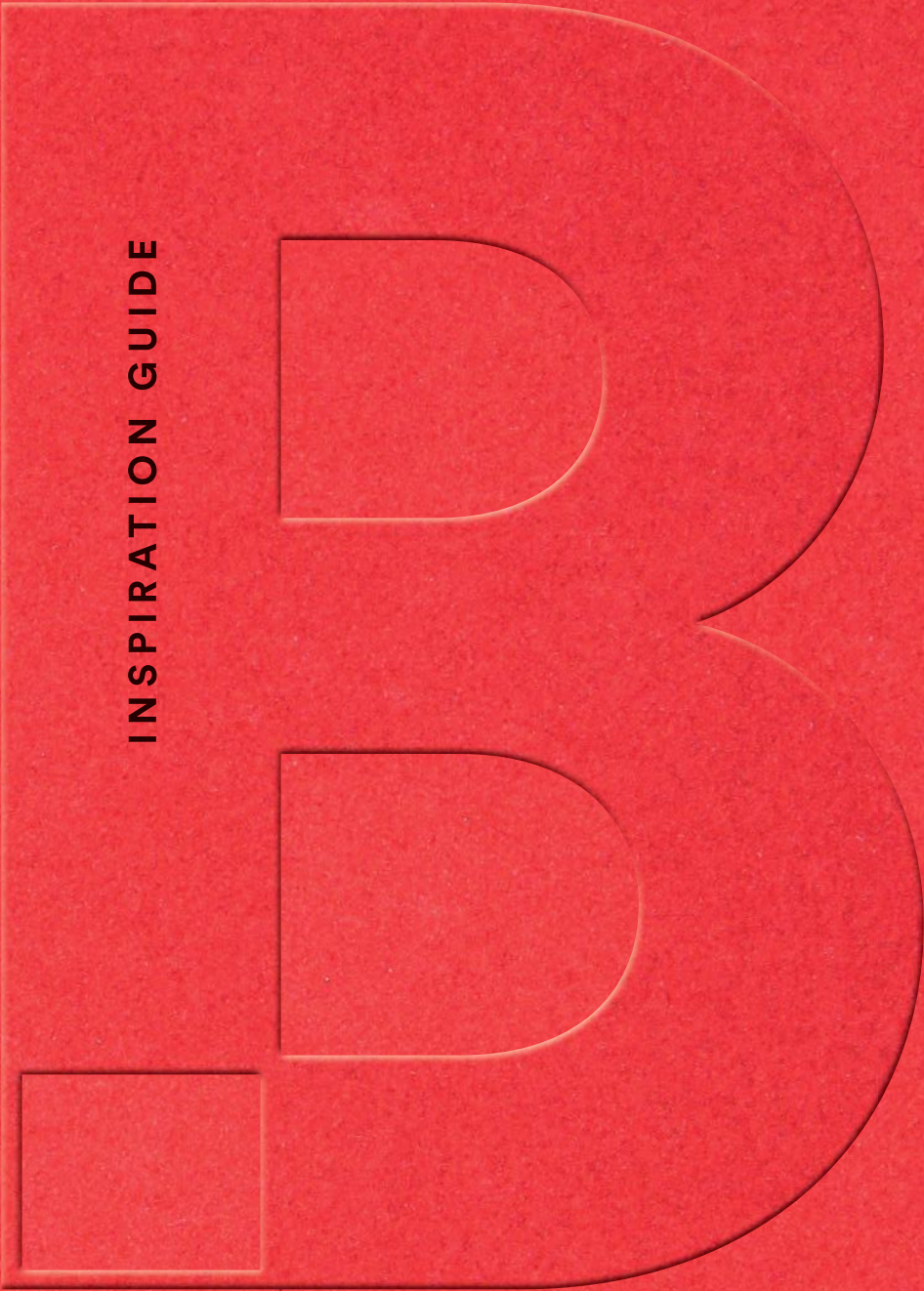


INSPIRATION GUIDE



BEDDELEEM

PREFACE

The past year has been marked by unprecedented challenges for industries and businesses around the world. The raw material crisis, material shortages and unseen price increases have disrupted supply chains and led to significant inflationary pressures. We have been forced to navigate through a highly volatile market environment that has required agility, adaptability and creative problem-solving. Despite these challenges, Beddeleem remained resilient and is now looking ahead to new projects.

Our mission to realise the futureproof workspace through sustainability, innovation and excellence is not just a statement - it is our guiding principle.

We take pride in being at the forefront of sustainable workplace design and construction in Belgium and we look forward to continuing the partnerships with our clients to create a more sustainable future for all.

BEDDELEEM

INSPIRATION GUIDE



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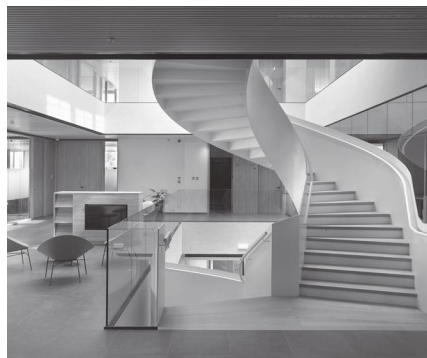
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Partitions

Ceilings

Doors

Furniture

Fit-out

Be the reference for sustainable workplaces through custom-made project solutions and partnerships, made in Belgium.

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Apart from delivery and installation of our own JB® products (partitions, doors, climate ceilings, furniture) we can also call upon our preferred partners for painting, flooring, electricity and HVAC projects. As such, we take care of everything our clients might require, from A to Z. Just like us, our clients are committed to the highest standards when it comes to finishing and decorating their buildings and offices, with sustainability and circularity increasingly becoming priorities.

Beddeleem

Client: Beddeleem
Architects: Colliers
Location: Nazareth





New offices and showroom to inspire employees, customers and architects.

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THE IDEA

The idea: to renovate three existing floors and completely fit out the new additional top floor, to create the brand's showroom where customers and visitors are welcomed, to showcase our own products (furniture, floor coverings, accessories, etc.) and partner brands.

The goal: to become a live source of inspiration for employees, customers and architects.





NEW WAYS OF WORKING

For the office floor, Beddeleem adopted the New Ways Of Working (NWOW), replacing individual and traditional offices with flex desks and open workspaces. This concept facilitates informal conversation, collaboration and team creativity. The top floor has been reserved for large, bright client meeting rooms, as well as a showroom that highlights Beddeleem's expertise.







THE CENTRE OF THE EARTH

On the ground floor, which represents the centre of the earth, the fire element's universe is embodied by using metal. The industrial style still feels warm, with mostly black and grey tones, touches of red, exposed brick wall, black furniture, an open fire, industrial style black partitions, pendant lighting... A perfect welcome as you enter the building.



The interior designer was influenced by Beddeleem's finished products and the raw materials from which they are made. Each raw material represents one of the 4 elements, while the versatility of each element features in the design of the different floors.





THE NATURE ELEMENT

Finally, we arrive at the upper floor: the culmination of the other three elements, where life begins: the nature element. Wood is the dominant material here, with touches of green in the furniture, on walls and decorations. But also, rather unexpectedly, on the ceiling of the boardroom, where strips of decorative green moss fill some of the spaces between the wooden slats. Literally, this space embraces the treasure that is nature, from floor to ceiling, providing a luminous space... A real breath of fresh air.



OUR VALUES

**Committed
Respectful
Innovative
Together
Healthy**





Innovation is part of Beddeleem's DNA

Beddeleem's history, going back 70 years, proves that as a finishing company and manufacturer, continuous innovation paves the way towards a strong position in the market of non-residential finishing companies. Our carefully selected core values will remain in place in the future, says co-CEO Jochen Daneels.



Square Group

Client: Square Group
Architects: Fast Forward Architects
Location: Wondelgem









The mission for this project was to combine open space with individual offices and a few trendy co-working corners.



OUR PROJECT MANAGER CARMEN BAERT EXPLAINS:

“The space was divided using our own JB 2000 full partitions, JB PURE 100 WOOD and JB 4000 glazed partitions, and JB DOOR door units. The centre of the building is taken up by an imposing metal staircase, a real eye-catcher. However, the glass balustrades in the atrium ensure the atmosphere remains open and almost translucent. Once the floor covering and painting work was finished, the various spaces were set up.”

Beddeleem was appointed for the complete interior finishing including the coordination of the techniques.













Our client wanted unique custom-made furniture. With JB CUSTOM, Beddeleem offered the appropriate products, impeccable service included.

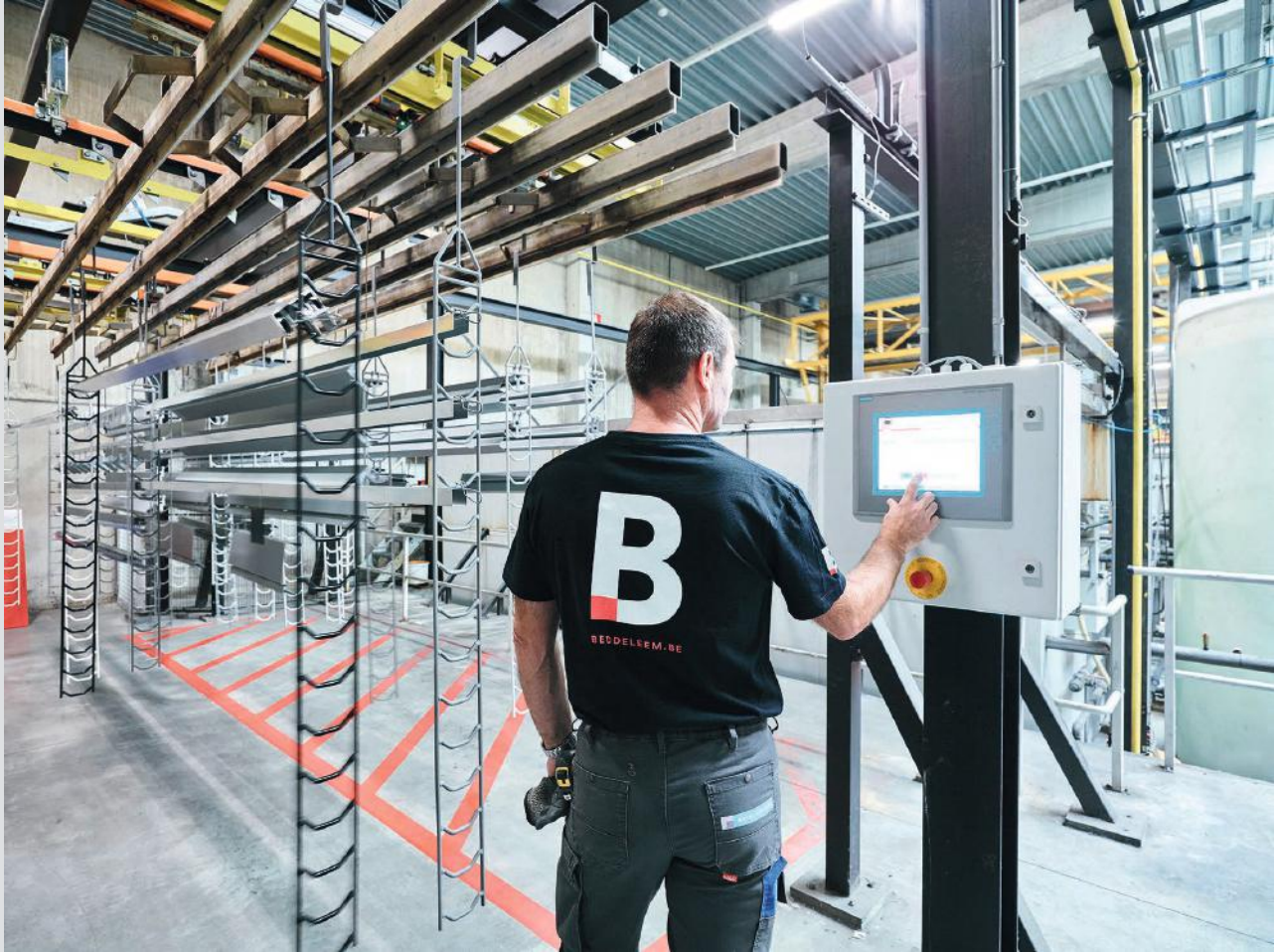
“Coffee corners, kitchenettes, counter furniture... all tailor-made for this project. Thanks to our personal approach and our in-house R&D department, we flexibly and quickly deliver, also when it comes to made-to-measure solutions. Moreover, Beddeleem continues to invest in extensive machinery. Vertical integration enables us to manage the specifics of each project, always tailored to our customer’s requirements and wishes.”

Carmen Baert, project manager
(Beddeleem)



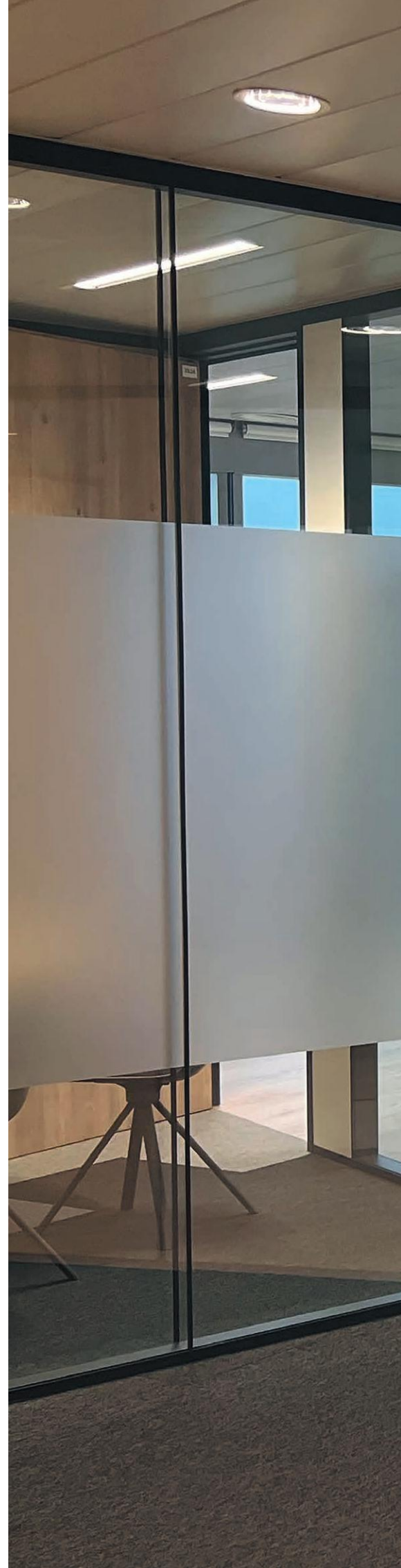
Create
futureproof
workspaces
through sustainability
innovation
excellence





Iris Tower

Client: Ghelamco
Architects: Admos | Cushwake
Location: Brussels





Ghelamco commissioned Beddeleem for the interior design of the Iris Tower, the new HQ of the Brussels-Capital Region at the Place Saint-Lazare in Brussels. Iris Tower is the new name of the former Silver Tower. Today, this elegant office building houses 2,000 civil servants of the Brussels Regional Public Service and the Taxation Service. Reaching 137 metres, this tower is one of the highest buildings in Brussels and a skyline feature of the capital.

Frederik Eerens and Jan Demaeseleer,
Ghelamco project managers for the Iris Tower







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“Given the tight timing of this project, there was no plan B. Fortunately, we could rely on Beddeleem.”

Frederik Eerens, project manager
(Ghelamco)





A PARTNER, NOT JUST A SUPPLIER

“In the daring architectural concept of Cushman & Wakefield Design + Build (formerly ADMOS), sustainable comfort and alternative ways of working prevail. The interior had to be flexible and futureproof. We were therefore looking for a real partner, not just a supplier. In that respect, Beddeleem was indeed that professional partner.”

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CORONA SQUEEZED TIMINGS EVEN MORE

“What stuck with me after the collaboration with Beddeleem? They committed to a very tight planning, since there was hardly any margin in timing in this project. There was no plan B. Corona measures made deadlines even tighter, however, Beddeleem managed this situation very well.”

SOLVING PROBLEMS ON THE FLOOR

“Beddeleem’s project lead was top class: highly experienced, professional, and ensured solid follow-up. At Ghelamco, we always value project managers solving problems on the floor. All kinds of challenges are normal and inevitable in such big projects. What matters is how you partner up to produce solutions.”

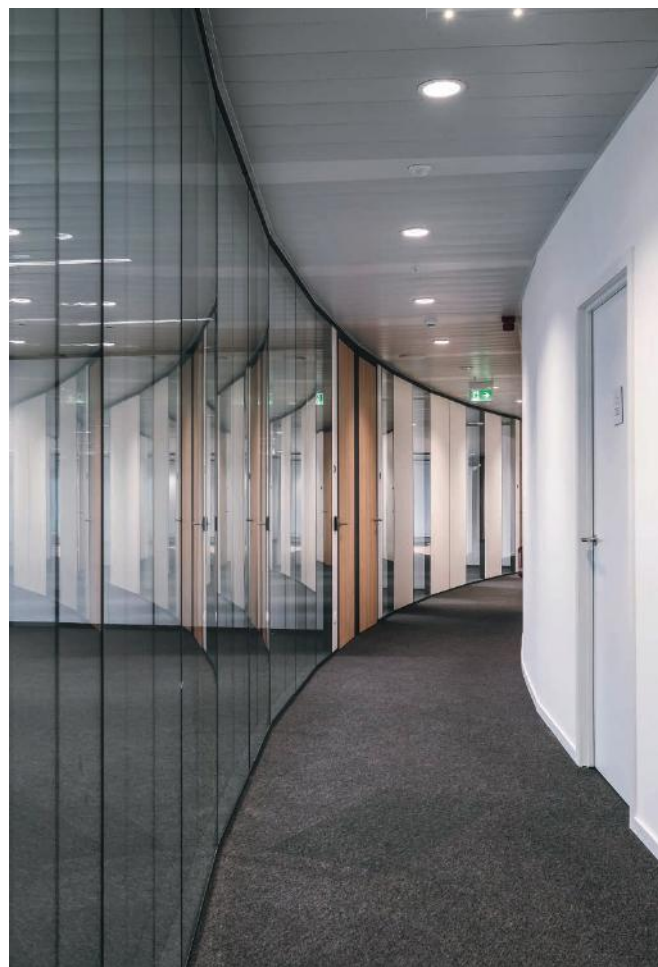


QUALITY OF THE PRODUCTS

“Of course, the quality of the products used was also important. They had to meet the strict requirements of our customer. 15,000 m² of JB partitions, 5,000 m of laquered protective casings, 3,000 pieces of JB LOCKERS and much more... We had to really raise the quality bar.”

BEDDELEEM WAS FULLY COMMITTED

“Beddeleem is a correct partner to do business with. All agreements have been met, including the financial ones. The cooperation was very transparent. Our customer, the Brussels-Capital Region, was also satisfied. I know that it was not an easy task, but Beddeleem was strongly engaged. It is clear that this was not a one-off collaboration”, concludes Frederik Eerens.

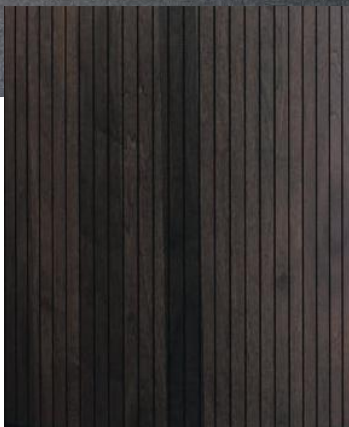


The quality of the used materials was important and had to comply with the client's strict requirements.

Jan Demaeseleer, project manager
(Ghelamco)



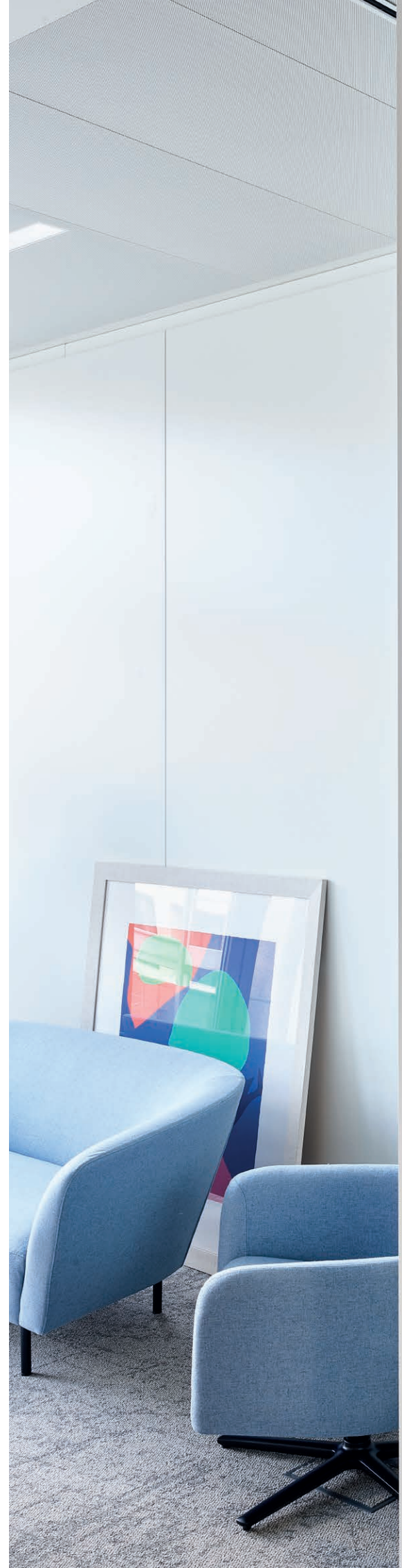
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15,000 m² JB partitions
5,000 rm of laquered protective casings
3,000 JB LOCKERS

Conseil UE JL 70

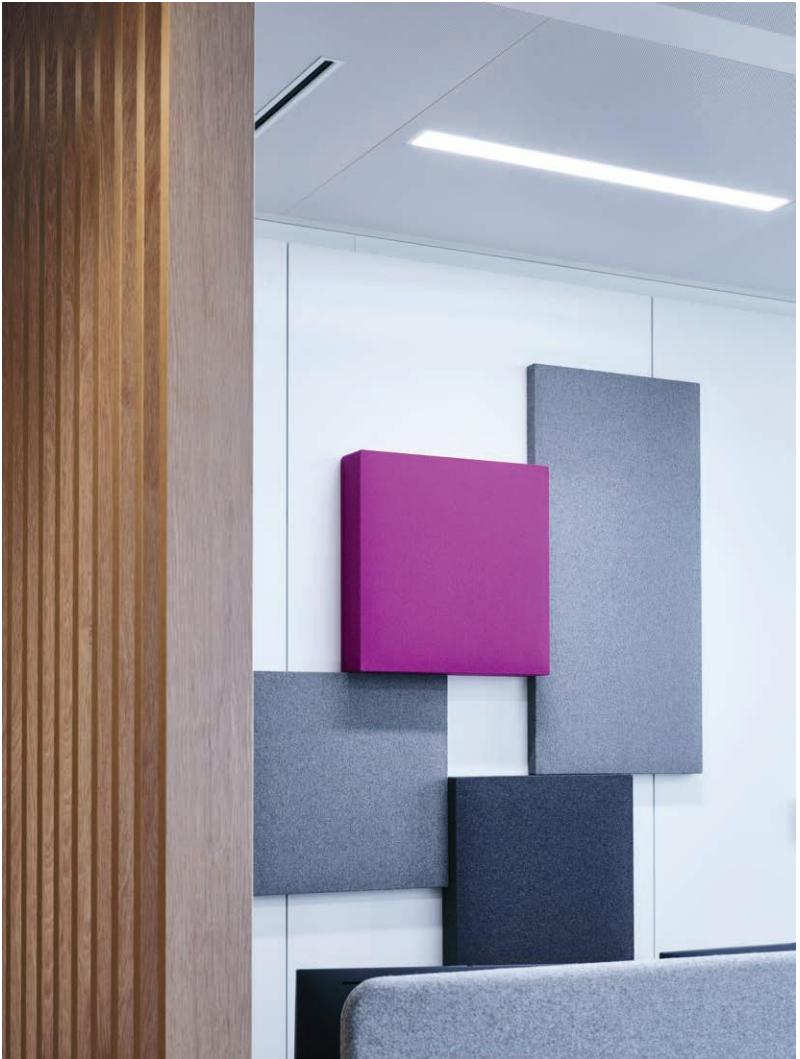
Client: Council of the European Union
Engineering office: ART48 | SWECO
Location: Brussels







In the office fit-out of the JL building occupied by the Council of the European Union, JB PURE 100 relocatable partitions were combined with JB 2000 partitions in veneer.









The system is available in a **FIX** version which is secured to the floor and ceiling, or a **FREE** version, a moveable and free-standing module.



We used the JB WOOD
CLAUSTRA to define areas
and divide spaces with a
visually pleasing element.

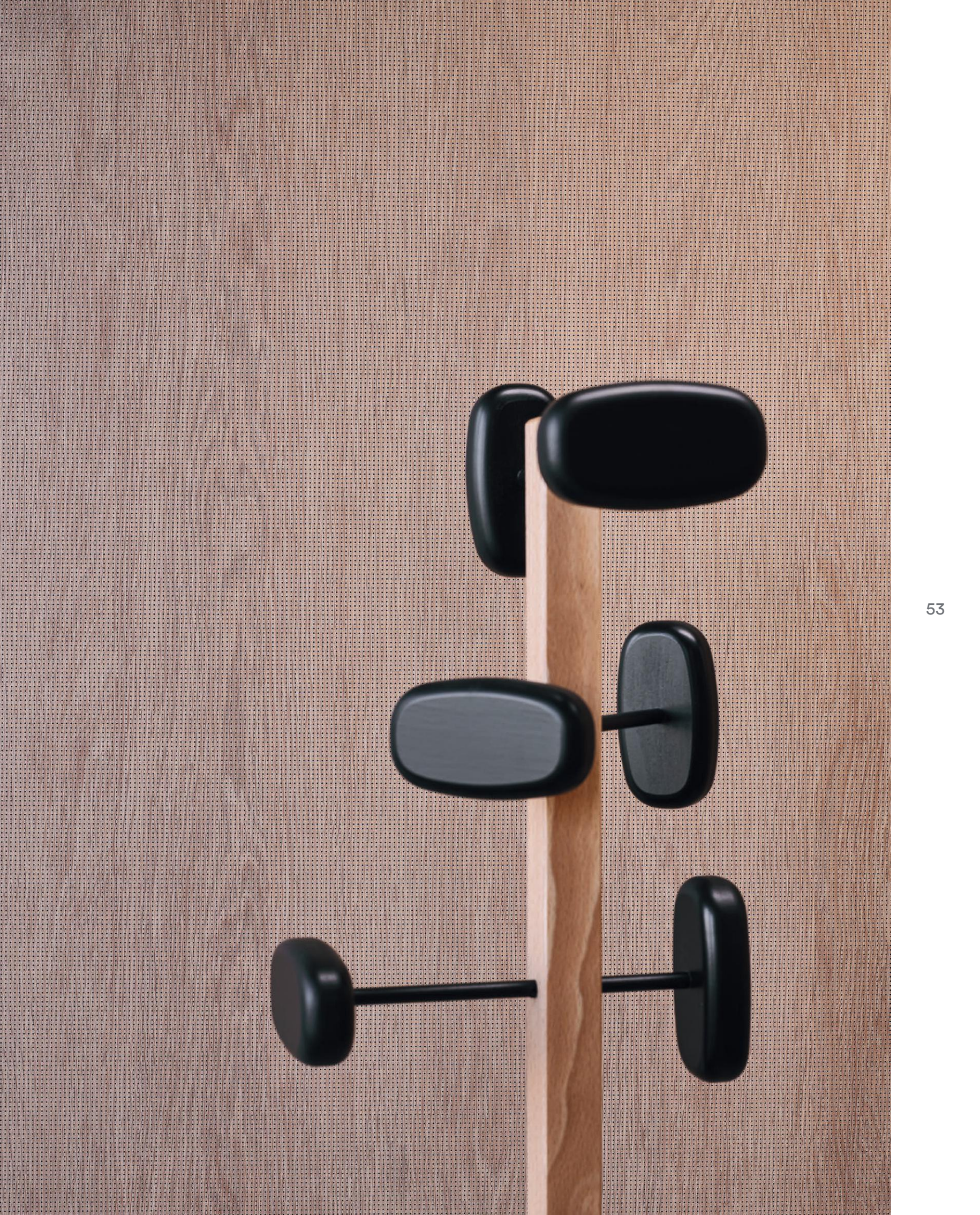
With its natural look, this product line creates a warm and relaxed atmosphere, characteristics that have become essential in the design of contemporary workplaces. The use of natural materials adds a durable and timeless touch.





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JB 2000 partitions and wall cladding panels with microperforations, also in veneer, ensure high acoustic comfort.





B

**Sustainability
and circularity,
the future's
foundations.**



The scarcity of raw materials and their peak prices cause an increasing level of awareness among a growing number of businesses and authorities to use these raw materials sparingly. At Beddeleem, for the past 20 years, we have worked intensively on themes such as sustainability and circularity.

RELOCATABLE, RECYCLABLE AND REUSABLE PARTITIONS

“Beddeleem has been producing removable partitions for over 30 years. They are part of our circular product range and have been designed compliant to the international Cradle to Cradle Certified® Product Standard and they match perfectly with any sustainability concept. They are made out of recycled or recyclable material and designed to disassemble, so they can be used multiple times, in different infrastructures. A partition that has been installed, can be dismantled afterwards and placed in a different spot, without loss of material. At the end of their life cycle, they can be dismantled and components reused or recycled”, explains Sustainability Officer Anne De Coninck. “We were the first building company in Belgium to become CO2 neutral certified. When it comes to sustainability, we are pioneers in our industry.”

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RESULT OF CLIMATE EFFORTS

Great proof of how we have been a frontrunner for years when it comes to climate efforts, is the fact that Beddeleem was the first Belgian building company to receive the CO2logic CO2-Neutral® company Certificate, validated by Vinçotte. “Moreover, all our JB® partitions are available in Cradle to Cradle Certified® version. This is a worldwide standard for products that have been manufactured safely, in a circular and responsible way. We also focus on local economy and Belgian production. Another example of our climate efforts is our Beddeleem Circular range and our partnership with Madaster Max Belgium, the Online Registry for Materials and Products. A next step towards a circular building economy. By compiling a database of materials used in the building industry, this registry will be available for future generations.”

Konrad Adenauer

Client: European Parliament
Location: Luxembourg - Plateau Kirchberg







Beddeleem supplies and installs 10,000 m² of JB PURE 100 relocatable partitions and 1,600 glass doors, 18,000 m² of JB 2000 movable partitions and solid doors and 1,500 noise absorbing elements.

This building project will regroup the functions of the General Secretariat of the European Parliament, currently housed in different buildings, in a single geographical location in Luxembourg. For this purpose, the Konrad Adenauer building, which is at the heart of the project, is extended and upgraded. With a total surface area of 250,000 m², the new complex will house 3,000 offices, 10 meeting rooms and 4 videoconference rooms.





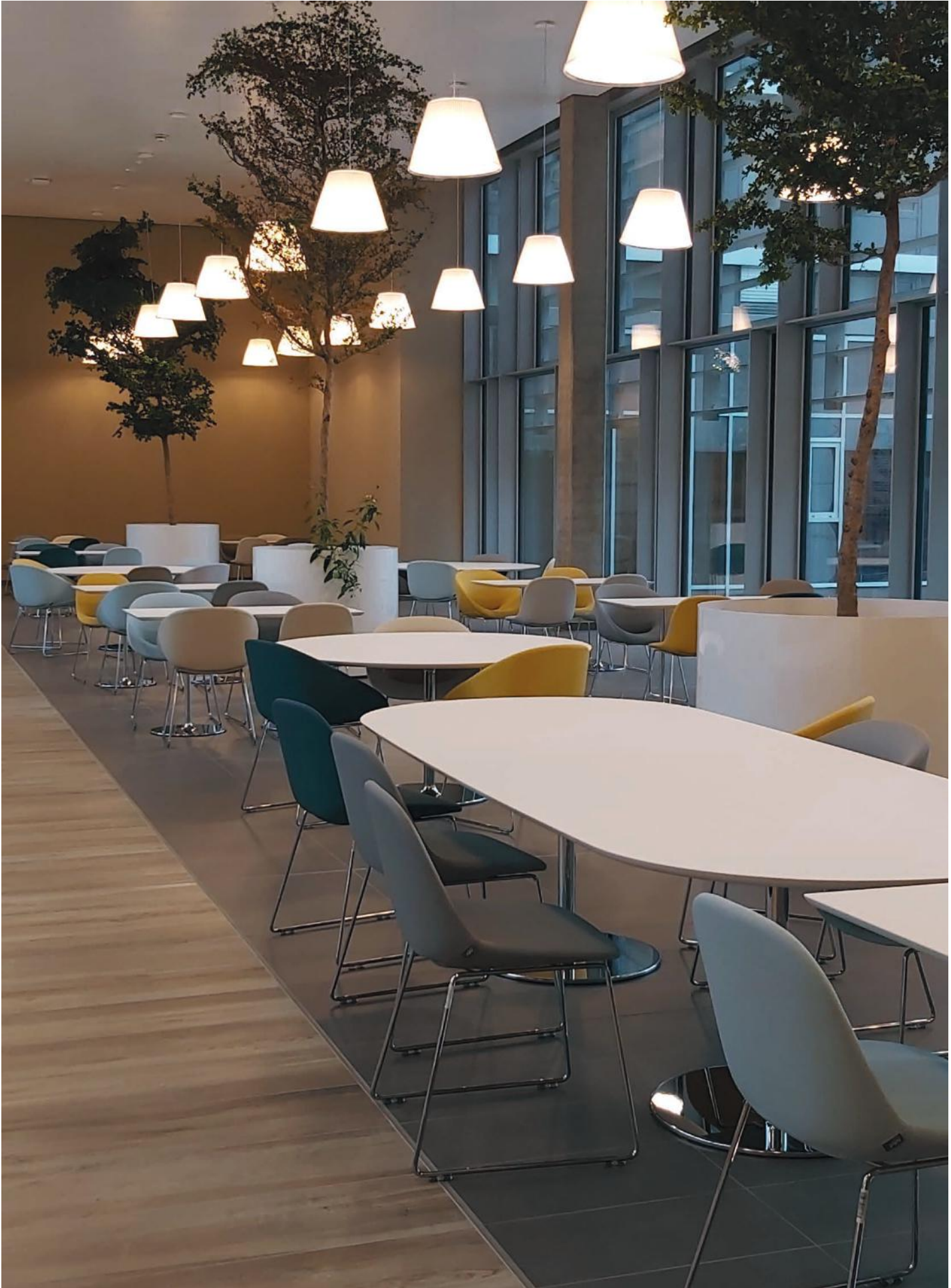




Our experienced JB OFFICE team creates varied, imaginative and innovative working environments that stimulate communication, with quality and ergonomics as key standards. We design a concept for your office space, fully in line with your corporate culture. Once approved, this concept is then translated into products, colours and materials, meeting all of your needs and requests.

Thanks to an extensive range of sustainable materials and choice of quality fabrics from well-known manufacturers, Beddeleem can customise the furniture or JB system partitions of your choice, for a harmonious end result. For the final touches of your office (chairs, sofas, lighting, accessories, etc.), Beddeleem has partnered up with a number of renowned brands.

Beddeleem was also responsible for the furniture: seats made-to-measure between the JB partitions, chairs and tables in the cafeteria, outdoor furniture (including tables and bar stools and concrete furniture).





Sustainable design principles for the circular (re)design of your office



**Design
futureproof**



**Circular &
reusable**



**Design
modular**



**Technical
panels**



**Extensions &
fitting modules**



**Interchangeable &
flexible**



**Material
selection**



**Circular
range**



**Open
mind**

Kone

Client: Kone
Architects: Design Plus
Location: Brussels









The KONE headquarters in Brussels is a modern and innovative structure that showcases the company's commitment to sustainability and the environment. The building, in the heart of the city, was designed by Jaspers Evers Architects. The interior lay-out of the new offices was created by Design Plus.





SUSTAINABLE DESIGN

One of the most notable features of the KONE headquarters building is its use of natural light. Large windows and a skylight at the top of the building allow ample sunlight to enter, reducing the need for artificial lighting during the day. The building is equipped with rainwater harvesting systems, green roofs and a rain garden. The building's efficient heating and cooling system, which is powered by geothermal energy, also helps to reduce its carbon footprint. The use of eco-friendly materials, such as sustainable wood and recycled steel, contributes to the building's sustainable design.



COLLABORATIVE WORKSPACES

In addition to its eco-friendly features, the KONE headquarters building is also designed for comfort and convenience. Beddeleem took care of the total fit-out of the open office spaces, collaborative workspaces and the numerous meeting rooms which facilitate teamwork and communication. The spacious atrium is a gathering place for employees and guests, as well as a cafe and a gym.



BEDDELEEM

Do you want to (re)design your office in a sustainable and circular way, but you don't know where to start?

Start with Beddeleem! We are ready to work together on the solution that best suits your working environment and needs.

Are you curious?
Would you like more information?
We will gladly help you!
info@beddeleem.be

BEDDELEEM.BE