

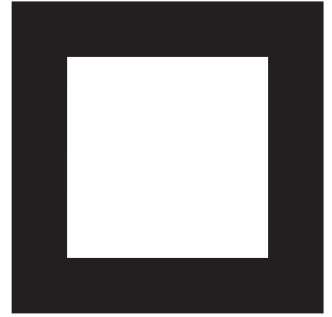
# PERSPECTIVE

NEWSLETTER OF PERSPECTIVE

A GROUP OF ARCHITECTURAL PRACTICES  
WORKING TOGETHER IN EUROPE & ABROAD

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2014  
SPRING



## AFRICA: A GROWING SECTOR FOR HOTEL DEVELOPMENT

UNITED KINGDOM

IN THIS ISSUE PERSPECTIVE LONDON HIGHLIGHT EXCITING NEW OPPORTUNITIES IN AFRICA, FOCUSING ON THREE PROJECTS IN NAIROBI, CAPE TOWN AND DAR ES SALAAM



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IRELAND NEW CLINICAL  
EDUCATION & RESEARCH  
CENTRE FOR UNIVERSITY  
HOSPITAL, LIMERICK



NETHERLANDS WANICA  
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# UNITED KINGDOM AFRICA: A GROWING SECTOR FOR HOTEL DEVELOPMENT

**With vast improvements in infrastructure, a prospering mobile industry and rapid economic growth Africa is rapidly emerging as a target market for international hotel developers and investors.**

Figures released by The World Bank show that foreign direct investment into Sub-Saharan

Africa is expected to soar to \$54 billion by 2015 with the tourism industry set to directly employ almost 7 million people by 2021.

According to Ernst & Young's Global Hospitality Insights report returns on investing in Africa are currently some of the highest in the world. So it comes as no surprise that

investors from the Middle East and China are recognising the potential. Millions of dollars worth of new projects have been financed in the near-term to meet the escalating demand of both regional and international tourism.

PERSPECTIVE London has strengthened its activity in the African hospitality sector

and at present is working on hotel projects in Nairobi, Tanzania and Cape Town, all currently in the design development stages. Other projects include a luxury resort in Zanzibar drawing on the rich traditions of Swahili architecture as well as the Dunas Resort, which reflects the geology of the resort's location in Cape Verde.



## MPAKA ROAD, NAIROBI KENYA

This mixed use scheme is located in the north west district of central Nairobi. The contemporary development features a 120 room business hotel, leisure facilities including a pool, a club, shopping mall and restaurants, as well as a 250 space car park.

The swimming pool and club are central features of the building. The restaurants spill out onto the landscaped roof of the carpark, with the retail spaces on ground level contributing to an active street frontage.

## CAPE TOWN, SOUTH AFRICA



Situated in a prime Central Business District location, this newbuild development on a complete city block will provide Cape Town with two new city centre hotels.

A 200 guestroom Novotel will deliver 4 star contemporary and flexible design with the latest technology at its heart, whilst a 300 bedroom Ibis hotel will offer guests a modern and comfortable budget accommodation offer. The development provides 300 car parking spaces.

The development features a rooftop pool and nightclub facilities taking advantage of views of Table Mountain and the bay.



## GOLF PARK HOTEL, DAR ES SALAAM

This new high quality hotel in Dar Es Salaam will benefit from fantastic views over the neighbouring golf course and Dar Es Salaam bay to the north. High average yearly temperature and rainfall has influenced the design of the building's external appearance: brise soleil, folding shutters and generous canopies provide shading, rain protection and minimise the building's energy consumption without impeding surrounding views. A dramatic atrium topped with a glass bottomed swimming pool will feature above the main entrance.





## FRANCE SUBURBAN TRIPLEX RENOVATION IN NEUILLY SUR SEINE

Thanks to the recommendation of a former client PERSPECTIVE Paris was approached for his knowledge of the local market and french technics to help a foreign interior designer Olivier

Dwek for a suburban triplex renovation in Neuilly sur Seine.

The flat is composed of a groundfloor with private pool, sauna, gym and wellbeing space, the reception and the rooms for visitors are on the groundfloor, and the two bedrooms with bathrooms are on the first floor. A lift is the link with a staircase between the 3 floors.

The task and challenge was to develop with the interior designer the details of construction for the high quality standard material and finishes that was expected for this project. The aim was to keep the spirit of the design and to

hide the technicity behind the fine quality of the details.

The complexity of such project lies in the fact that you have to understand the vision of the interior designer in order to produce the construction plans, details schedules, tendering and do the site supervision until the handover following the philosophy of the 'décor' and the spacial lay-out.

Keeping this in mind, LPA Architectes was able to successfully collaborate with some well know french interior designers: B. Moinard, J. Garcia, Ch. Tassin, Marseuil.



## BELGIUM INAUGURATION OF NEW PRISON IN BEVEREN

Design, construction and maintenance (DBFM-formula) of a new prison in Beveren for 312 inmates.

The site will house amongst others the following units: reception center, custody unit, prisoners' housing units, logistics unit, court room, national transfer complex, educational center.

The new prison in Beveren is one of the "new generation" prisons in Belgium, where the focus is mainly put on rehabilitation and reintegration into society, instead of on imprisonment.

Prisoners are housed in smaller groups, having access to their own collective rooms (washing room, class room, living room). A control center per group allows for direct supervision on the different sections and on circulation to other parts of the complex. The prison includes workshops where the prisoners can

perform industrial activities, from simple packaging to more industrial activities, or where they can be taught new skills or a new profession (for example in building industry).

The prison also houses a courtroom which prevents the transportation of criminals to the courthouse and eventual risks involved.

A national transfer complex is also implemented, allowing for a streamlined transportation of prisoners from different prisons in the country to other prisons.

While being a prison with high security protection, it is still a prison with a focus on openness:

- it allows for direct views (to check on circulation and eventual problems).
- and for direct and indirect light from the outside (to soften the feeling of being confined).

The integration in the surroundings and the architectural quality of the building received special attention.

From a technical point of view, all new kinds of techniques (be it in the area of HVAC, MEP or security installations) have been integrated, with a focus on sustainability and ecology. The integration of modern surveillance techniques allows the staff to switch from a merely guarding function to a job in which personal contact with and guidance of the prisoners play a vital role as to facilitate their reintegration into society in the long run. The budget for this project is ±€70m direct building cost, excluding VAT.

### PERSPECTIVE ANTWERP ASSIGNMENTS

Full and in depth consultancy assignment assisting the Belgian Building Agency in the process of preparing and organising the DBFM

structure for the construction of 4 prisons (of which Beveren is one).

This assignment includes amongst others:

- the preparation of specifications.
- the creation of the performance specifications.
- the thorough analysis of all offers received.
- the selection of private partners.
- the guidance of the negotiations in order to optimize final offers up to and including the choice of the best and final offer.
- the assistance of the Belgian Building Agency with respect to quality control throughout the entire construction process, until and including the final acceptance in cooperation with Stibbe, Orientes en RebelGroup.



## POLAND BEYOND DATA CENTER 2 ENTERS THE EXECUTIVE DESIGN PHASE

PERSPECTIVE WARSAW is proud to announce its latest achievement - the project of the largest and most advanced data center in Poland, Data Center 2, for our client Beyond.pl

Perspective Warsaw developed its project in the full range, i.e. concept, building design, detailed design.

This unusual project was made with huge engagement of our multidisciplinary team which consists of highly experienced architects and all branch professionals, but it paid off!

Beyond.pl's Data Center 2 building is almost 20m high and has over 6,300m<sup>2</sup> of perfect colocation space, designed in accordance with international guidance, which offers the ability to choose the standard of services up to Tier IV, with guaranteed 14 MW power supply.

Architecture of the building is the answer to its closely guarded contents. The need for data protection was the top reason to for choosing the most modern technologies of energy supply, cooling, fire protection and access control.

Redundancy of all key systems, exclusion of bottlenecks and single points of failure and permanent supervision of operation of the data center provides the best environment for the infrastructure for even the most demanding customers.







## POLAND WORKS ON INTERIOR DESIGN FOR DATA CENTER 2

In the project for the Data Center 2 complex PERSPECTIVE Warsaw involved it's interior designers. The effect has been attained, distinguish Beyond data center to other server in the world. The most challenging task was to create the unique spaces from the ones that will be used by data center clients meaning f.ex. executive business center and conference rooms, to the staff zone such as the monitoring center, open space working areas up to creative rooms.



## ITALY NEW LEO BURNETT OFFICES IN LAUSANNE

**“A space for work but also a space for well-being and human relationship. A space for mental concentration but also for meeting and ideas exchange, an appealing address to force client to escape their conventional offices and meet in a stimulating, warm and fully equipped environment.”**

This was the brief of Leo Burnett CEO, Giorgio Brenna, inspiring the new Lausanne offices designed by Perspective Italy.

The offices have been planned as a working and development platform linked to the several multinational Corporations who elected Switzerland as their barycentre of the European system.

The design transformed the two top floors of a recently renewed building in Chemin des Délices, downtown Lausanne, with a nice view to the lake for a total of 1.400 sqm served by an independent dedicated building entrance.

The ground floor entrance anticipates the emotional strength of the colours and advertising graphics used throughout the whole project, the reception at 5th floor has a sculptured reception desk stretching itself as a ribbon towards the large lounge inviting visitors to explore a sequence of spaces fitted with different atmospheres.

Each setting has been thought to be used in different moments of the working day and for different activities: a breakfast table, a working lunch, a quick coffee-break, a relax area with sofas, carpets and smooth lighting.

On the other side of the floor open space desks have been laid out as a platform for working groups, some



time a mix of creative staff and clients coming from all over Europe, who work together for a defined period on a specific project.

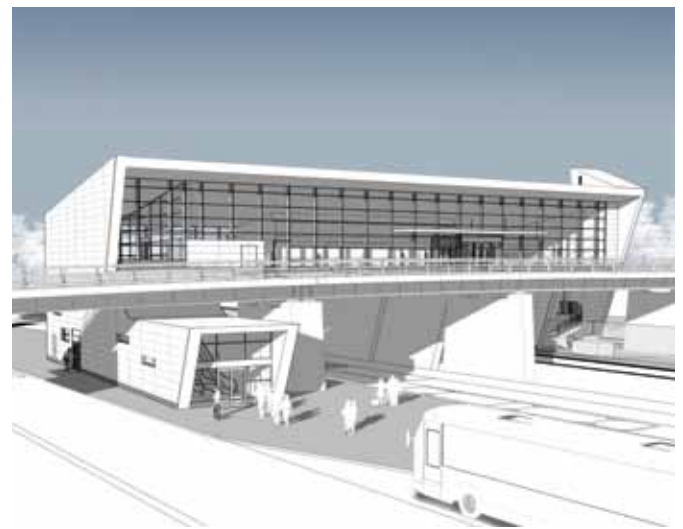
Four different formal and informal meeting rooms, some guest offices and a secretary space together with a relaxing football table complete the 5th floor support spaces.

The 4th floor is planned with open space and cellular offices. Glazed partitions along corridors allow natural light entering the building enhancing the relationship between the interiors and the external environment. On both floors a system of wall mounted panels tell the story of the most recent Leo Burnett advertising campaigns. The executive enclosed offices have been fitted out with different furniture in order to reflect the user's personality.

Building services and materials follow the tight requirements in terms of sustainability and energy saving aspects of Helvetic Confederation (Minergie). Light fittings installed in corridors are LED while in the office areas there are freestanding low consumption energy fittings integrated with "accent" lights in the common areas.

The overall design contributes to create an interesting and stimulating performing space following the guidelines of the new European Leo Burnett projects designed by Perspective Milan.

## SWEDEN THREE NEW TRAVEL CENTERS AROUND STOCKHOLM



PERSPECTIVE Stockholm have a long experience of designing stations and Travel Centers, starting with the large Stockholm City bus Terminal in the World Trade Center building made during the eighties and including two commuter train stations near the city, another bus terminal and not least the large City Line commuter train stations along the new train tunnel right under the City of Stockholm presently under construction.

Perspective Stockholm have recently been commissioned to design three new Travel Centers in the Stockholm region; Barkarby 20 km west and in Arninge 20 km to the northeast and Nyköping 100 km south of Stockholm, They all consist of train stations safely linked to bus terminals and are equipped with ample service for travelers including shops, cafeterias and weather protected waiting areas. Nyköping also includes a master plan for housing and commercial areas.





## PORTUGAL DESIGNING DREAMS, MYRIAD BY SANA



## NETHERLANDS WANICA HEALTH CENTER, SURINAME: A FLAGSHIP HOSPITAL IN A TROPICAL CLIMATE

Perspective Alkmaar and the Van den Berg group architects recently designed a new flagship hospital for the government of Suriname, a small country on the Northern side of South America. The hospital will be situated in the suburb of Wanica situated near Paramaribo, the capital city of Suriname.

The design for this hospital draws its inspiration from the local culture, climate and landscape of Suriname. The design consists of 3 to 4 story towers loosely placed on a raised plinth. These lily shaped towers guide a meandering route through the hospital building, a reference to the meandering rivers of Suriname.

Designing a hospital in a tropical climate has its challenges which resulted in interesting design solutions. Cooling the building in a sustainable manner was a main

challenge. Wide overhangs were used to create shade. Aerodynamic 'ventec' roofs were also used on the one hand to passively induce an airflow through the building and on the other hand to capture reusable rain water to assist with the cooling of the building. The building is also functionally split into climatic zones. Functions requiring air conditioning are situated in the more climate protected plinth thereby minimizing the energy consumption of these air conditioning systems. Other functions, where natural ventilation is permitted, are situated in the towers.

The design is preliminary and it is expected that the 40.000m<sup>2</sup> hospital will house around 300 clinical beds.

It began as a dream... to build a hotel that could reach the stars, a hotel so extraordinary that no single word could describe it... The Myriad by Sana Hotels, where dreams come true.

The morning mist reveals a sailing boat penetrating the river as an iconic milestone of Portugal's overseas achievements on Lisbon's waterfront. The two symbolic sails which embrace the tower blend in with the concrete structure in a perfect symbiosis. In the middle a vertical transparent atrium brings diffuse light and allows for a breathtaking sea view. Hung from the 70-meter high ceiling, jellyfish-like chandeliers give the guests inside the panoramic lifts a sense of being part of the nautical world.

An immense lounge with a 70-meter high atrium on ground floor welcomes visitors, an area developed around a central bar offers an informal and elegant place to stay, work, eat and drink. Light and transparency is present everywhere. Designed as a foredeck across the river, the lounge is the "place to be" day and night all year round.

On the two wings all the 187 rooms and suites have an innovative concept to get the most out of sea and city views. Beds take the premium selected spot in front of the window while the remaining spaces also benefit from the outstanding vista.

The cherry on top of the MYRIAD Hotel by Sana is the upper floor Spa, with private pool, sauna, hamman, flotarium, treatment rooms, all with astonishing views.

A glass bridge connects the hotel to the Crystal Center, a Business & Conference Hall designed under state-of-the-art sustainability concerns that are present throughout the hospitality complex. Modular, soundproof, fitted and decorated rooms allow for maximum flexibility, hosting gatherings from 50 to 1.000 people.

After winning several awards, The Myriad By Sana was distinguished with the "Best Hotel Design New Construction in Europe, 2013", in an event that took place in London last November.

# UNITED KINGDOM LARGEST HAMPTON BY HILTON OUTSIDE THE US OPENS IN WATERLOO



PERSPECTIVE London have delivered the 297 bedroom Hampton by Hilton Hotel.

The building's articulated facade is made from a series of complex faceted precast concrete elements where the windows within it switch angle from floor to floor. The Ground floor curtain wall allows active street frontage along both Waterloo Road and Gray Street giving the hotel public areas a direct connection to the street. Internally, the interior design team have created contemporary and vibrant spaces within four key zones; welcome, gathering, living and work.

**BELGIUM**  
**ELD PARTNERSHIP CVBA**  
Luc De Graef  
antwerp@perspective-eeig.com  
T (32) 3 242 94 00

**FRANCE**  
**LPA ARCHITECTES**  
Charles Bourguignon  
paris@perspective-eeig.com  
T (33) 1 45 00 63 81

**IRELAND**  
**COADY PARTNERSHIP ARCHITECTS**  
Anne Fletcher  
dublin@perspective-eeig.com  
T (353) 1 497 6766

**ITALY**  
**D2U DESIGN TO USERS**  
Jacopo della Fontana  
milano@perspective-eeig.com  
T (39) 02 4398 1021

**NETHERLANDS**  
**SEED ARCHITECTS**  
Arnold Burger  
alkmaar@perspective-eeig.com  
T (31) 72 567 90 10

**POLAND**  
**ELD POLAND**  
Waldemar Wisniewski  
poznan@perspective-eeig.com  
T (48) 61 855 17 13 / (48) 61 852 46 33

**PORTUGAL**  
**NLA NUNO LEÓNIDAS ARQUITECTOS LDA**  
Nuno Leonidas  
lisbon@perspective-eeig.com  
T (351) 21 454 44 30

**SPAIN**  
**B/SV BERNAR SAINZ DE VICUNA ARQUITECTOS S.L.**  
Manuel Bernar  
madrid@perspective-eeig.com  
T (34) 91 435 34 33

**SWEDEN**  
**AHLQVIST & ALMQVIST**  
Britt Almqvist  
stockholm@perspective-eeig.com  
T (46) 8 55 696 880

**UNITED KINGDOM**  
**DEXTER MOREN ASSOCIATES**  
Dexter Moren  
london@perspective-eeig.com  
T (44) 20 7267 4440

**STRATEGIC ALLIANCES**  
**CAPE VERDE**  
**CROATIA**  
**CZECH REPUBLIC**  
**EAST TIMOR**  
**HONG KONG**  
**MEXICO**  
**PHILIPPINES**  
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# IRELAND A NEW CLINICAL EDUCATION AND RESEARCH CENTRE FOR UNIVERSITY HOSPITAL, LIMERICK, IRELAND

PERSPECTIVE Dublin's new 3,400m<sup>2</sup> centre for Clinical Education and Research at University Hospital, Limerick, a large acute teaching hospital, is due to commence on site later in 2014. The new centre will provide a unique facility for world class medical education, training and research. The centre's ambition is to develop innovative medical education techniques which espouse the principles of lifelong learning, for the benefit of all stakeholders.

With a construction cost of €9.5m the new four storey building (designed to expand by a further 2 storeys) commands a pivotal position within the hospital development masterplan, forming a new entrance plaza to the existing hospital. The building is clad in a charcoal cladding to provide a striking presence against existing pastel coloured buildings with a stone plinth to the plaza. A two storey glazed entrance signifies the building's importance and compliments the future two storey glazed hospital entrance.

The building caters for a wide range of users and activities: conference and tutorial rooms are located at ground level, an open stair through a generous void leads to the library and IT resource facilities at first floor level, clinical teaching and offices are located on the second floor with clinical research facilities on the third floor. The building is designed to accommodate 50% expansion by the addition of a further two floors to meet the expectant increase in research activities at the centre.



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ADMINISTRATOR@PERSPECTIVE-EEIG.COM