

# PERSPECTIVE

NEWSLETTER OF PERSPECTIVE  
A GROUP OF ARCHITECTURAL PRACTICES  
WORKING TOGETHER IN EUROPE & ABROAD  
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## 2017 SPRING



**ITALY**

**NEW LIFE FOR AN 80'S OFFICE BUILDING IN CORSICO, MILAN**

### ADAPTIVE RE-USE: BREATHING LIFE INTO EXISTING AND HISTORIC BUILDINGS

PERSPECTIVE GROUP HIGHLIGHT PROJECTS FOCUSED ON ADAPTIVE RE-USE AS AN ANSWER TO THE NEEDS OF MODERN SOCIETIES



**PORTUGAL** A TWO-HOTEL  
COMPOUND IN CASABLANCA,  
MOROCCO



**IRELAND** BRINGING THE SPACE  
BACK TOGETHER IN THE 1860's  
VICTORIAN HOUSE



**SPAIN** HISTORIC ANDALUSIAN PALACE IN MALAGA IS TURNING INTO  
A BOUTIQUE HOTEL



**SWEDEN** FARSTAVIKENS SKOLA  
SMART EXTENSION OF THE 50's  
SCHOOL IN A MODERN FASHION



**POLAND** ADAPTATION OF HI-  
STORIC TREASURY VAULT TO  
SERVER ROOM



**BELGIUM** A REBORN BUILDING  
IN ANTWERP



**FRANCE** EXTRA SPACE ABOVE  
THE ICONIC PARISIAN MAN-  
SARD ROOFS



# SPAIN

## NEW HOTEL IN A HISTORIC BUILDING



## SWEDEN 33% ADDED AREA MAKES ROOM FOR 100% MORE STUDENTS

Farstavikens skola - Kvarnberget is a secondary school (ages 12-16) operated by Värmdö municipality, east of Stockholm. The school buildings, originally from the 1950s, accommodate 350 students in 9 000 m<sup>2</sup> and 2-4 floors.

The school plans expansions to take in 700 students, at the same time modernizing the facilities to better suit current pedagogic standards – disposing of long corridors and single-teacher lecture rooms in favor of teaching teams, group-oriented work and better common areas.

In 2013, in parallel with renovation plans being designed and carried out, Ahlqvist & Almquist also started program work for

additions and remodeling of the school.

By reorganizing existing buildings and adding 3 000 m<sup>2</sup> of floor space a doubling of the student capacity was achieved.

During 2014 and 2015 building design was carried out, heavily relying on Ahlqvist & Almquist as BIM coordinators, working with engineering disciplines to integrate new mechanical and electrical/IT services into existing systems and spaces.

Construction started in 2016 and will continue 2.5 years while the school is still in operation. Ahlqvist & Almquist will also function as interior architects.

**PERSPECTIVE** Madrid has been commissioned to design a new luxury boutique hotel in an old building in the historic centre of Malaga. The project is headed by Alsotel, a managing hotel expert company, for Azorallom, a real estate and funds investor, and has already obtained the building permit. The building will be used as a 4-star hotel with 83 rooms and 4,620 sqm of total area.

The building, named Palacio del Marqués de la Sonora, is a baroque urban palace from the 17th century, a good example of the bourgeois architecture of the old city. It is located next to the Picasso Museum, one of Malaga's main tourist targets. The listed building was out of use for many years and seriously damaged by former rehabilitation works. PERSPECTIVE Madrid was requested to protect and restore carefully the remaining architectural and historic elements of the palace. A full archaeological survey has been made, where Roman and Arabic remains have been found. The Andalusian Department of Culture will be checking, during the construction process, that all the works done on site preserve and not damage the remains.

The building responds to the Andalusian typology with two large courtyards acting as main circulation areas and providers of light and ventilation. These courtyards, richly decorated with arches and marble columns, act as the centre for life inside the building, connecting and ventilating the different spaces. Client's areas are located at the ground floor around the arched courtyard, and the three upper levels contain the rooms. Special suites are located near the main historic facade, decorated with stucco paintings and impressive iron crafted balconies that are going to be carefully restored.

Construction works began on site in February 2017.





# ITALY NEW LIFE FOR AN 80'S OFFICE BUILDING IN CORSICO, MILAN



The aim of the project, called "Green Cube Business Center", designed by Perspective Milan for Mediolanum Fund Management SGR, is the requalification of a large office building complex built in the early '80s.

The complex (12.000 sqm of gross area) hasn't been used for several years and shows a simple and rational configuration: three buildings of different heights connected by two different stairs and lifts blocks with an identical square plan located around a barycentric entrance hall at ground floor. A rich landscape and a considerable amount of ancient plants and trees characterize the lot area (20.000 sqm); moreover, both the east and south sides of the area face the public Travaglia Park.

Thanks to a series of architectural and structural changes and a complete replacement of all M&E plants the project is under the process of Gold LEED Certification and is classified in "A" Energy Class. The project improved also the interior efficiency and capacity of the office spaces providing a renewed modern

image to match the new real estate office market standards and allowing for both single and multi-tenant occupation, by floors or by buildings.

The architectural project focused on the entrance hall which is the functional core of the project and on the replacement of the old boring reflective façade through the maintenance and cleaning of the framing grid and the complete replacement of the existing glass panels with new coloured coated silk-screen printed window panes.

The entrance hall is the most important element of the renovation, both from a functional and architectural point of view; the soft shapes of the interior and the natural light entering from large glazed surfaces create a suggestive continuum between interior and exterior.

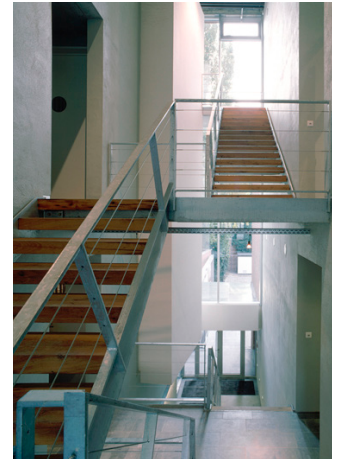
A new pedestrian walkway leads visitors to the new reception; the design and details of the stone pavement and of the green areas define a brand new approach to the building complex.





# BELGIUM

## A REBORN BUILDING - SHAPING THE CITY



**With this project we contribute to the shaping of the city by giving a new life to an old abandoned building.**



PERSPECTIVE Antwerp's continued expansion in the late 90's resulted in the need to leave our premises at 180 Jan Van Rijswijklaan that were our home for more than 30 years and to look for a larger facility.

An old and atypical building in a quiet neighbourhood close to the Antwerp law courts was acquired in 1999 with the aim to convert it into a new studio (with address 1, Jan Blockxstraat).

The building dates back to the beginning of the twentieth century (1908). It was originally built as a gymnasium for a local community and was designed by W. Van Kuyck, Architect and Town planner who also designed the plan for the whole of the street.

The initial entry building – containing billiards rooms and jeu de boules yards, was demolished in the early 70ties to create a car park.

After the first world war, the family Englebert acquired the building and used it as a warehouse for their company Uniroyal Tyres. The large glazed wall on the main elevation was blown away during World War II, after which the facade was bricked up, hiding the freight elevator.

In order to increase the storage capacity, two additional concrete floors were constructed inside the main hall of the gymnasium. Nevertheless, a large part of the original cast iron structure is still visible.

The move in the summer of 2001 to a location close to the city centre gave us the opportunity to restore an old building to its original glory and at the same time to provide its team with an up to date, pleasant and comfortable workplace.

The renovation was done with respect for the original structure. Many openings were made in the second floor to flood the first floor with daylight and to create a fluid vertical circulation. The cast iron frame was cleaned up and painted, and the timber ceiling of the second-floor studio was brought back to its original glory.

All cable trays, ventilating ducts, and piping were left visible, which adds to the workshop atmosphere. Other materials used are polished concrete floors and solid oak stair treads and window sills. Sound absorbent wall coverings and carpet have been used to provide the required acoustical damping effect.

We have adopted an open landscape policy to encourage spontaneous communication and to provide flexibility for team working.

Standard 2.10m by 1.05m workstations are used throughout the building by all staff, except on the second floor where several L-shaped workstations are re-used which had been tailor made for our previous premises. Reception and meeting rooms, as well as all general services and support areas are located on the first floor. The visitors forum is a wide space aligned to the entrance door, that ends with a view on the city. A spacious cafeteria can accommodate all members of staff and is also used for training and practice events, as well as for workshops and reception of sales representatives. The library of professional periodicals and technical literature is also located here which facilitates the regular use.

The design is industrially inspired and minimalistic. Glass panels surround the meeting rooms and give the whole a contemporary character, a showpiece for a design practice. In 2013 an additional roof insulation was installed to improve thermal performance. We invested in a large number of PV panels which cover 80 % of the roof. This provides half of the electrical requirements.



## PORTUGAL AN EPIC EVOLUTION IN CASABLANCA

This project currently under construction consists of two hotels, four- and five-star units, each sitting on a different street in Casablanca yet having common interconnected service areas. The 'L' shaped site allows for two frontages and a singular solution of two



hotels with common basements, ground and mezzanine floors yet operating under different brands with no overlapping whatsoever of either clients or staff.

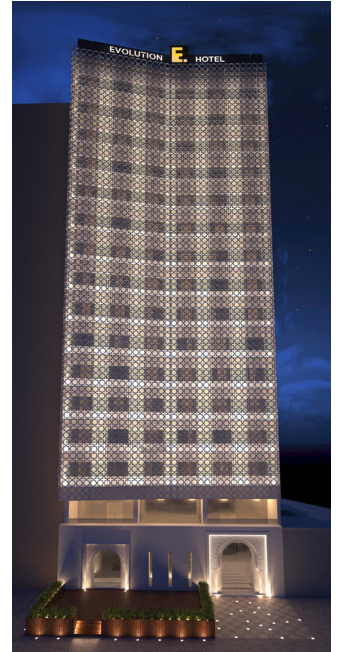
All the functions situated at the back of the house such as consumables office supplies, laundry, kitchen, parking, loading bay areas, mechanical equipment, water reservoir, power generator, etc. will be managed jointly. On the other hand, clients of both brands benefit from the same gym and SPA on top floors and conference rooms at mezzanine level, although at different fees.

The 5-star will be an 'Epic Sana' unit from Sana Hotels, the fourth hotel of the group after Lisbon,

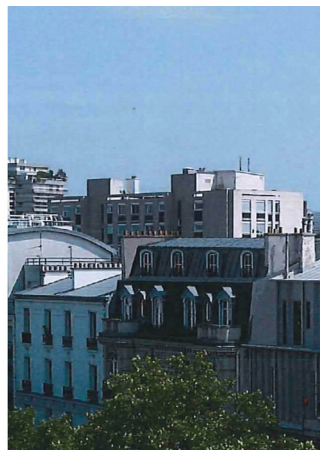
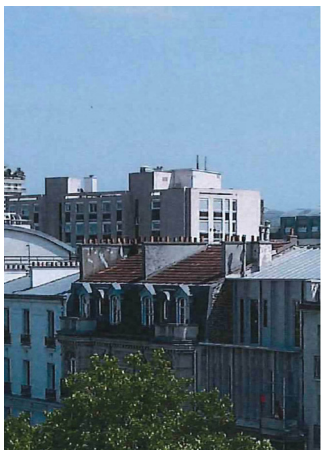
Algarve and Luanda, with a top standard in comfort, quality, ambiance and decoration, with a total of 169 rooms and 19 suites. From Sky Lounge on the 15th floor one can enjoy the outstanding views of the Medina.

The 4-star will bear the 'EVOLUTION' banner also from Sana Hotels, with a more informal and defiant relationship of the guests with high-tech cyber state-of-the-art technologies centered around the clients' day-to-day needs, trends and gathering, with a total of 168 rooms. Separate entrances, reception, lifts, etc.

Truly it is a two-in-one experience in hospitality design, with both units benefitting from common synergies with optimum operational outputs.



## POLAND DATA TREASURY IN POZNAN



## FRANCE RE-USE IN PARIS

The first advantage of reusing existing buildings is the financial aspect of the construction. As stripping is easier and quicker than a general demolition, it also gives the possibility of keeping the existing foundations which are usually oversized for the actual weight of the buildings. All this being a perfect ground for creations of extra floors above the Parisian roofs.

Doing this, beyond the fact that it creates another look and aspect to the façade, it gives another life to the existing urban fabric. Perspective France was commissioned over the recent years for 2 projects in Paris and the suburbs for the creation of extra floors over existing building.

Also the Neuilly sur Seine city hall, as an incentive to flourish the technical flat of the 60's and 70's buildings, allowed an extra 20% of the surface to be constructed per lot. So more and more of those buildings are looking like suspended gardens, with small gardening shacks, being actually the access from the flats underneath to the gardens. So in a way Perspective France having quite a lot of those jobs over the last years and in other Parisian suburbs is also being part of a general plan of the city to be more 'Green'. And the city also tries to make wider its streets to have more trees or flower beds. Which means that beyond general restructuration of existing buildings, those small actions make it possible to keep the urban landscape homogeneous.



In 2015 PERSPECTIVE Poznan took on the project of the data center for the Poznan University of Economics and Business, developed as part of the project of the Laboratory of Interdisciplinary Scientific Research.

The area designated for the server room is located in the former treasury vault in the basement of the Neo-Romanesque building of the Credit Company of the Poznan Province of Prussia, built in 1910. Currently, this historic building is occupied by the University's Department of

the Information Technology. The preserved heavy armored vault door is a relic of the original function of the rooms presently occupied by the new data center.

The requirements of the Conservation Office significantly influenced the design of a server room inside this heritage structure. With these in mind, the main challenge for the architect was to coordinate the utility systems and to design their routes and layout without any interference with the existing building tissue.







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## IRELAND 35 LEESON PARK

Built in the early 1860's, this large Victorian House, a protected structure, on one of Dublin's prime residential streets, had, like many similar properties, been subdivided into multiple flats and bedsits in the 20th century.

This project involved a change of use reverting the house to a single family residence as originally designed. For the client this is an investment property and due to its size and location was targeted at the Embassy sector.

The project comprised the removal of the multiple partitions and subdivisions, extensive restoration of historic details and building fabric including brick and stonework, plaster ceilings, cornices and decorative detailing, restoration of fireplaces, internal doors and stairs. New bathrooms, dressing rooms, kitchen and family room were provided with extensive ancillary accommodation, including a wine cellar.

Following detailed survey and recording of all parts of the house, the sensitive conservation works were undertaken.

All principle rooms were restored to their original condition. Repairs to the existing building elements were carried out using materials similar to the original construction and on a "like for like" basis.

Externally the rear and side elevations were re-rendered using a traditional lime render, while the front brick façade was cleaned using non-corrosive cleaning methods.

The rear garden was landscaped using grasses, bamboos and trees to provide privacy from the mews at the end of the garden.



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