

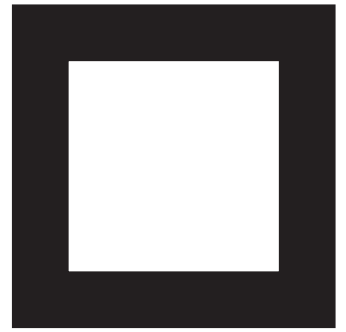
PERSPECTIVE

NEWSLETTER OF PERSPECTIVE

A GROUP OF ARCHITECTURAL PRACTICES
WORKING TOGETHER IN EUROPE & ABROAD

WWW.PERSPECTIVE-ARCHITECTURALGROUP.COM

2020 SPRING



GHENT



POZNAN

FOCUS TOPIC: CO-WORKING & CO-LIVING



HASSELT



MILAN



VISBY



DUBLIN

CO-WORKING & CO-LIVING

LISTEN TO THE MUSIC

Everyone in the business world understands the ever-growing concept underlying the two key words 'Digital Nomad': an entrepreneur, in any given field, whose works allows for remote operation, with a kick for travel and a twist of leisure, operating in dedicated environments where they can interact with other 'nomads' and make friendships and professional acquaintances.

The idea is easy to understand. However, it brings a whole new viewpoint to how architects perceive the built environment whether for living or for working; no more of the traditional recipe for apartment buildings and condominiums, or office spaces which most of us are accustomed to.

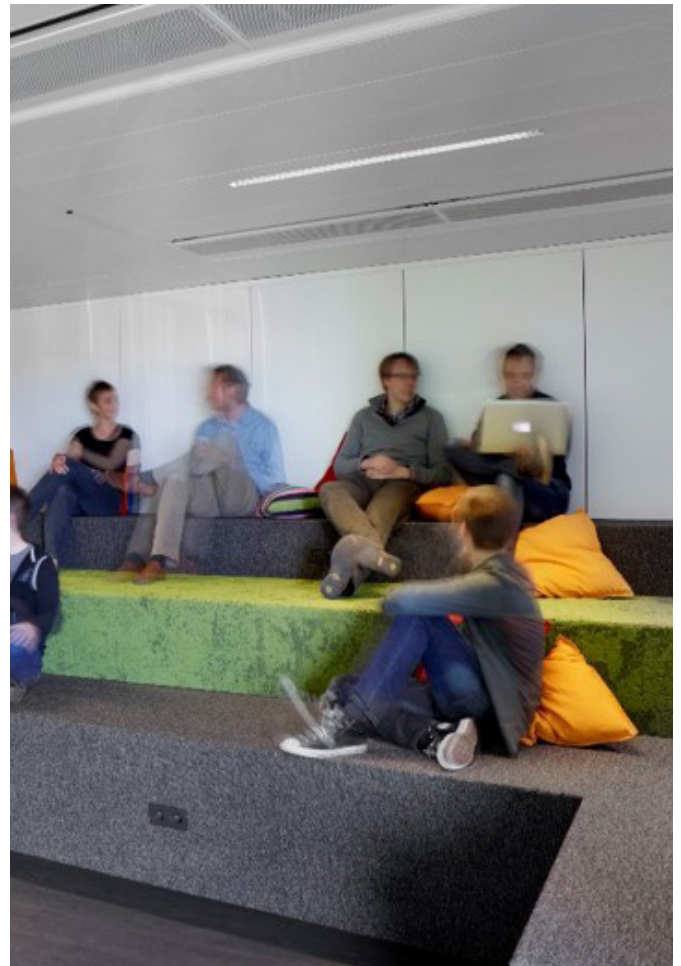
The rainbow palette isn't crystal clear anymore where white is white and black is black. Blending, merging and combining replace inflexible concepts which classified architectural design in different categories according to form and function.

As for space requirements, co-working/co-living environments are in constant change: from previous mid-sized buildings the trend now is for large institutional sized facilities, each nomad user stepping in and out of two realms: their own private room and bedroom, and common areas shared for work, to gather, collaborate or socialise. Simple? Yes, but there is much more to it than meets the eye.

The challenge for non-millennial architects like most of us whose academic background goes back to the crayon, the sharpened pencil, and the ruling pen, in constant pursuit of keeping up with the latest technological tools, is to put ourselves in a digital nomad 'mode' and sway with the music across the tracing paper....listen to the notes, the keys, the rhythm and the lyrics.....and translate all that in successful co-living and co-working spaces.

This required approach reminds me of a fellow countryman pianist recently granted his PhD degree with flying colours whose doctoral thesis was around blending music styles, and when performing his own composition of Chopin's 'Mazurek' and Mozart's 40th Symphony as one fused piece left the audience overwhelmed.

Being a transversal trend, every architect across the Perspective table – to a great extent representing Europe's various schools or architecture design, has experienced or



will be asked to perform projects following this concept. From Lisbon to Poznan, from Stockholm to Milan, from Helsinki to Madrid: each unit must be designed with the 'broader look' bearing in mind that people, societies and cultures are ever more intertwined. The associated lifestyle has everything to do with mobility, agility and freedom to move from one place to another.

In short, there are three underlying areas which make such environments successful:

Day-to-day-comfort – Private rooms and bathrooms, most of the times with dedicated cleaning services, towels and linen changing;

High productivity – powerful internet and Wi-Fi enabling guests to work, establish their own daily workload and manage leisure time as they please.

Interaction – Wherever the digital nomads land, whether for a couple of days, a week or a month-long job, he will find fellow nomads, he will constantly find that each location is bigger than the walls that host him. He can socialize, work in gathering spaces, participate in events, workshops, etc.

Co-working and co-living are all about change. So, let us keep our ears sharp and listen to the music!

Fernando Castello-Branco, Perspective Lisbon

DUBBELTUUPE

GHENT, BELGIUM



Total area: 2,880 m²

Designed by Denc!-Studio and Perspective Antwerp

Dubbeltuupe is a co-living project in 'De Nieuwe Dokken' in Ghent. Dubbeltuupe has 16 private apartments of different sizes and layouts with a private terrace. There are many shared spaces, for use by all residents: an extra bedroom for guests and a coworking space, a multipurpose room of 160 m², a common park and a large green roof garden.

Dubbeltuupe wants to be a small residential community with a diversity of residents.



PROGETTO MEVE

MILAN, ITALY

JAKALA offices

Total area: 4,500 m²

Plastic Free, VOC Free, FSC

Designed by Perspective Milan

Completed september 2019

Jakala is a leading digital marketing and technology company. Jakala combined its two existing Milan offices in the prestigious Mellerio Velasca (MeVe) building, occupying 4,500 m².

Heritage, innovation and human centered design are the principles that inspired the new Jakala headquarters

The project, designed by architect Jacopo della Fontana of Perspective Milan, involves both the historical wing on Corso di Porta Romana, subject to approval by the Heritage, and the modern part designed by Caccia Dominioni on Piazza Velasca, in addition to internal courtyards. The space is characterized by a balanced mix of contemporaneity and ideas generated by the shape and tradition of the place, and follows the principles of new ways of working and integrating smart working concepts with spaces for socialising and collaboration, and quiet spaces for concentration. Sustainability is pursued in the careful use of materials, in climate and lighting comfort and in the presence of greenery. Perspective Milan carried out concept design, art direction, construction drawing, site supervision and H&S.



NORRA VISBORG

VISBY, SWEDEN

The city of Visby is one of the best preserved medieval cities in Scandinavia, and since 1995 it has been on the UNESCO World Heritage site list. Visby is also the center of the island of Gotland housing regional administration, a hospital, a University College and new Military Garrisons. With its proposed population increase there is a need for additional housing.

Commissioned by the Visby Regional Authorities, Perspective Stockholm are presently working on a Master Plan and a Design Quality Plan for the North Visborg development in a green area about 2,5-kilometer south-west of the entrance to the medieval center.

The space planned area totals 42 hectares. About 60% of that will be refined as park land. About 40% will be developed. This allows for about 1,000 dwellings in a mixture of house types ranging



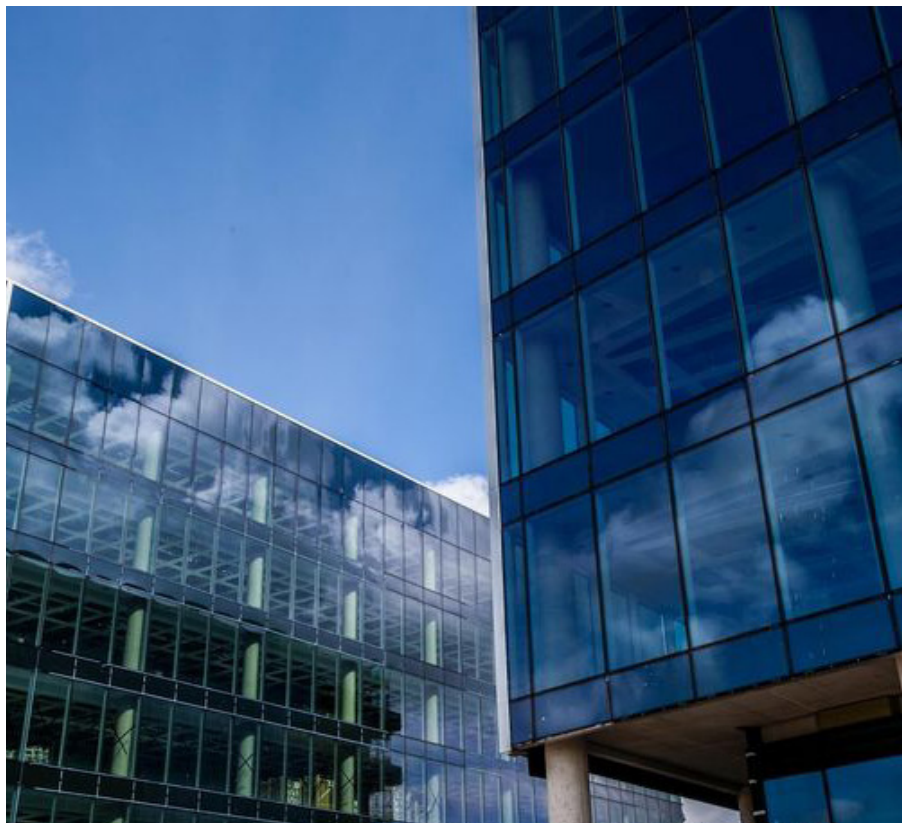
*Masterplan for 3,000 inhabitants
Designed by Perspective Stockholm*

from terrace houses to 7 floor towers serving a demand for everything between student housing and spacious apartments. Housing for rent, sale and cooperative ownership. With an additional 20,000m² of commercial, educational and social facilities, including co-working office spaces, North Visborg will become an attractive and sustainable housing area with proximity to attractive green areas as well as all kinds of urban services.

DUBLIN AIRPORT CENTRAL

DUBLIN, IRELAND

Perspective Dublin, in partnership with Stewart Construction Ltd, have recently completed the first of two new six-storey office buildings at Dublin Airport Central. Ireland's generation business destination offering unrivaled international connectivity, opposite Terminal 2, the two office buildings, and associated urban realm and park are the first phase of development under the Dublin Airport Central Masterplan, which is a framework for the future development of high quality, high value office accommodation at the Dublin Airport campus. The office blocks are delivered to Grade A property market standard and LEED Gold. The next phase of Dublin Airport Central includes the delivery of two seven-storey office buildings, a 700-space multi-storey car park and a single story café pavilion adjacent to the event space.



*Total area of the office buildings in phase 1: 19,638 m²
LEED Gold
Perspective Dublin*



RECYCLING CINEMAS FOR COWORKING

MADRID, SPAIN

Perspective Spain has developed a project for the refurbishment of an existing movie theatre to convert its use into a coworking space.

The existing 1940 building is located inside a city block, with access from two streets, but with no facade facing either street. It has only small openings facing interior courtyards, with an enormous lack of any natural light. The building has two large spaces, one lobby and the movie theater itself, both covered with a roof supported by large structural iron trusses.

It has been out of use for decades and the owner asked the architects to propose a project with new uses.

Such a large volume and its height, suggested to look for a use where all this space could be shared in a common way, thus providing a building in the city centre with a wide open spaces. A coworking concept, in a landscaped office, seemed extremely appropriate as a new approach for this building.

The design takes into consideration the architectural values of the building. All existing partitions were removed, thus providing the building with mezzanines and balconies open to a single space. The main iron structure, once repaired, is left uncovered, in sight, and the roof is transformed by opening skylights and clerestory to bring natural light into the central space. Other original architectural elements such as brick walls and floor slabs will be reinforced to keep them as part of the supporting structure.

This proposal shows the opportunities that this kind of buildings (cinemas, theatres out of use) have for coworking spaces, due to the quality of its architectural characteristics, once these have been put into value.

A good formula as a sustainable approach to recycle abandoned buildings.

Designed by Perspective Madrid



GORNA WILDA POZNAN, POLAND

Recently, Perspective Poznan has been working on a project of serviced apartments building for one of the leading operators in Europe. The result was the project offering high-quality, micro-apartments for business travelers with a focus on long-term stays. The main, residential function of the building has been supplemented with common spaces such as co-working spaces, conference rooms, lobbies, cafes and restaurants. The building will be located at the threshold of the historical district of Poznan, at the intersection of its main streets, close to the city center and public transport lines.

*Serviced apartments building,
(concept in progress)
Total area: 14.000 m²
Designed by PerspectivePoznan*

HIGH STANDARD HOUSING DEVELOPMENT OEIRAS, PORTUGAL

On the outskirts of Lisbon, a mere 15-minutes from the city center, this high-standard apartment complex covers a 3.829 m² land parcel on a hillside overlooking a green valley to the East and the river Tagus to the South.

Distributed along 4 blocks with 5-storeys each, this new development will host 94 apartments with typologies ranging from 1 to 4 bedrooms. Most of the ground floor taken by retail shops.

External facades have a 'Dryvit' outsulation system protecting the underlying walls.

*Client: Via Célere S.A.
Total area: 22.112 m²
Designed by Perspective Lisbon*



CORDA CAMPUS

HASSELT, BELGIUM

Total area: 40,000 m² in 3 phases
Incubator, offices, laboratories and research space
Designed by Perspective Antwerp



Corda campus Hasselt consists of 3 new buildings and offers flexible incubator spaces for start-ups. As the campus aims for technology companies and general research companies, all spaces are flexible and can be converted into office space or laboratories & testlabs, all ranging from 50sqm to several thousand sqm.

The open campus-like atmosphere aims to create a business community in which synergies, networking and inter business relations and cooperations between the various companies are central.

Numerous common service facilities are located on site such as bistro lounge, café, shops, bike repair, click & collect, shoe repair, ironing services, copying services, sports facilities, auditorium, etc. are easily accessible for everyone and enhance the community atmosphere. In the offices spaces itself there are shared phone booths, meeting rooms, kitchenette and recreation facilities.

These three buildings are integrated in a new green parc, also designed by Perspective Belgium, and makes Corda Campus a pleasant place to work, to recreate, to stay ... to be.

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