

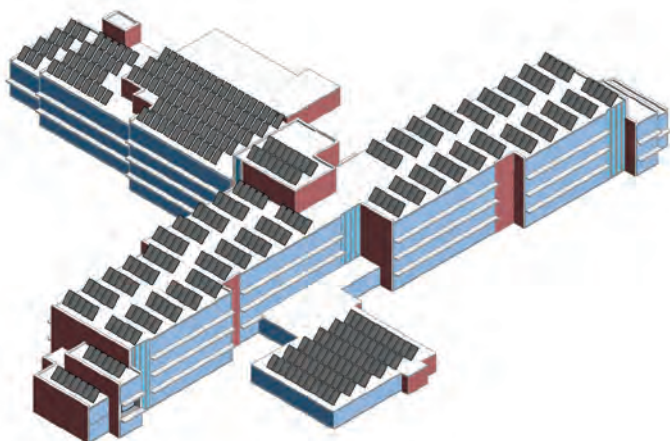
# PERSPECTIVE

NEWSLETTER OF PERSPECTIVE

A GROUP OF ARCHITECTURAL PRACTICES  
WORKING TOGETHER IN EUROPE & ABROAD

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2013  
SPRING



PERSPECTIVE  
ANNOUNCE NEW ITALIAN  
MEMBER



ITALY  
SOCIAL HOUSING ENERGY  
CLASS A+



NETHERLANDS  
NEW WELCOMING  
RESTAURANT FOR THE  
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# PERSPECTIVE ANNOUNCE NEW ITALIAN MEMBER

**PRESPECTIVE is proud to announce that the Milan based D2U - Design to Users Architecture firm has joined the network.**

D2U results from a combination of over 20 years of professional design experience in Italy and abroad. Founded by Jacopo della Fontana and Corrado Caruso, today D2U's team is made up of over 15 professionals including architects, engineers, designers and technicians, in their Milan office.



Jacopo della Fontana, founding partner & CEO

D2U has a consolidated experience in all mixed-use and office related design services either for new or renovated buildings / sites. Projects vary

from multi-tenancy / multi-functional Building Design to commercial and Corporate Interiors & Space-Planning. More recent completed projects also include Masterplanning, Residential, Industrial and Hospitality work.

Independently for the sector, D2U develops creative solutions, compatible with the objectives, the financial restrictions and the practices of professional

Clients. Most important for D2U is to maximize return and value of the asset, minimize costs and waste and find the right balance between a clients needs and real estate contest and constraints. Strong personal commitment, team building, and hands-on approach are always guaranteed.

Recent clients include: offices for the Leo Burnett advertising agency in Milan, Frankfurt, Paris, and Lausanne; Latham

& Watkins international lawyers; Citibank Leed Gold Italian HQ's; Barclays Bank Milan offices; the Italian HQ for Exxon-Mobil in Rome; a 30,000 sqm renovated office building in Rome for Generali Group; a 90 unit Social Housing compound, and a Resort Hotel in the south of Italy.

(below)  
Interior Design & Space-Planning for  
Leo Burnett's offices, named The Theatre of  
Imagination - Milan, Italy



## ITALY SOCIAL HOUSING ENERGY CLASS A+

Casa Crema+ is the name of the recently completed Social Housing project by Perspective Italy near Milano. The development includes 90 dwellings, each with storage cellar and parking place, 3 commercial units and a social gathering space, a Preschool



building in structural wood for 140 children, a large Public square plus Pedestrian and bike paths.

The scheme has achieved top rank on Sustainable Design & Energy classification, having been labeled A

+ (7,32 Kwh/smq/year), by means of using climate control systems that rely on the thermal mass of the building and establishing a relationship between building surface and volume that favors energy efficiency.

Focus on the scheme is not only efficiency but mainly the quality of mutual living. The residential spaces comprise a number of basic types (two-room, three-room or four-room) and few special types (apartments for students or young workers, housing for solitary families, apartments for day-care by "day mothers").

Materials and technologies have been chosen with a number of fundamental parameters in mind: cost (final construction cost is €990 per sqm of commercial surface), ease of application, performance, maintenance, comfort, attractiveness and 'social' durability.



# SWEDEN

## THE IMPACT GREEN BUILDING CERTIFICATION HAS ON PROPERTY VALUE



Karin Zakariasson  
Head of Evaluation, MRICS,  
Savills Sweden AB

During the past 10-15 years almost all newly built commercial buildings in Sweden have been certified. Today there are a lot of different environmental certifications, Green Building, Leed, Bream etc. The different certifications have different requirements, everything from low energy use in each building to the requirements of both building materials for the manufactures and transport. Some certifications also require that the building is positioned in a way that the staff can commute easily using public transportation, and thereby limiting their impact on the environment.

What affects the value of a property? It is the cash flow that the property generates to its shareholders, return on invested capital, that primarily determines the value of a property. Those who generate these revenues are obviously tenants. How do the tenants look upon certification? Some large international companies have a well established environmental profile, which means that they do not accept to rent premises in buildings that are not certified. This far these companies represent a small part of the total rental market. But many smaller companies have environmental issues high on the agenda when they are looking for new premises. Unfortunately at the end of the day the environmental aspects often have a minor impact on the choice. Often the design of the premises, location and cost requirements will ultimately determine which premises you rent.

Regarding the investors (potential buyers of real estate) it is the assessment of both future revenues and expenses that is of utmost importance. The fact that the vacancy level might be lower in a certified building is therefore positive in the

eyes of the investors, but we have this far not seen any big differences in rent level between comparable premises with or without certification.

Concerning the costs it is positive if materials are durable and maintenance costs therefore are lower compared to buildings built with standard materials. New, advanced techniques for heating and cooling need more specialized property caretakers and there is an uncertainty about the lifetime of the installations and what costs that might occur in the future.

The speed of change and limited data on the actual market performance of certified buildings is making it difficult for professional analysts to reflect on this market advantage, since they rely on tangible evidence from sales and / or leasing from multiple properties. There are several papers that have been written about the observed differences in pricing between certified and non certified buildings and there is an observed difference in favor for of the certified buildings, but we have to taken into account that nearly all newly built buildings are certified today. What would be interesting is to compare old, renovated buildings with and without certification.

Having reflected on commercial properties, let us not forget about all residential buildings. A cost cut on heating, electricity etc would of course have a positive impact on the market value.

In Australia the environmental certification system is of importance regarding the taxation. Basically it means that the higher requirements that are achieved, the lower taxation. This has led to a relatively large difference in market value between certified and not certified buildings. This clearly shows the importance of politicians taking these issues seriously and a will to put these questions high on the agenda.

The conclusion up until today is that certified buildings enjoy a market advantage over non-certified buildings. This advantage is being felt through lower building and operating costs, ease of sale and rent and improved occupancy rates. Investors, developers and evaluators all believe that this advantage will increase year by year.



## SWEDEN

### GODSVAGNEN 10, A SUSTAINABLE BLOCK

'Hammarby Sjöstad' is the most famous sustainable suburb of Stockholm located round Hammarby Lake, and close to the city centre of Stockholm. Its area is about 200 hectares which will comprise 11,000 apartments, for about 20,000 people, and an additional 200,000 sq m area of commercial space by the year 2018. The project, which was set in the early 1990s by Stockholm political leaders, had the clear vision to expand the inner city towards to the lake having sustainability and the water as a central focus for the development. The main challenge was to convert an old polluted industrial and harbour area into a modern, sustainable neighbourhood.

The result can be measured by the large number of international visitors every year, and the many awards Hammarby sjostad has received over the past twenty years.

Godsvagnen 10 is one of the latest additions to Hammarby Sjostad and the aim of this new quarter is to develop a passive residential edifice with a total consumption of energy under 55 kWh per square meter and year, which will award the building the Silver label in accordance with the Swedish Green building council standard.

This goal is attained by good insulation, simpler volumes, a maximum of 19% glass in relation to the gross floor area and using ESX ventilation. All materials will be chosen based on the criteria's set in the "Sunda Hus" (Swedish sound housing) index, ensuring that the building will contain only sustainable and recyclable materials.

As our lives are in constant change our homes needs to accommodate those changes. We have chosen therefore to put our focus on changeability and flexibility over time. What is a dining room today can be turned into a baby room next year, offering the opportunity to enjoy the neighbourhood one enjoys over a longer period of time. A core of ventilation and water in the middle of the apartment, around it different rooms and uses can be added and subtracted as living patterns evolve. Today we think that separating the living room from the bedroom is 'comme il faut' but who knows what Mrs and Mr 2050 will consider to be right for them.

We strive to push our own boundaries in the design process as far as possible when we face the challenge of building the most attractive and sustainable home of future generations today.

Beyond the walls of the buildings the vision of a sustainable lifestyle is enhanced by the Hammarby Sjostad set standard, 20 sqm of green space as well as 2.5 bicycle parking places per apartment. The garden and courtyards offer playgrounds and greenery to be shared by the community and visitors. Within the quarter there are three parking places dedicated to carpooling cars, and charging posts are available nearby. Each apartment will also offer big balconies with pleasant views.

All in all, the result PERSPECTIVE Stockholm can offer our client and the future community living in Godsvagnen 10 is an affordable, attractive, accessible and sustainable lifestyle - just the way we ourselves would dream to be living!

# NETHERLANDS USING BIM TO SAVE ENERGY COSTS

In The Netherlands there is a large stock of poorly insulated buildings built in a time when insulation from the cold was more of an issue than today's energy conservation issues. While the heat is literally escaping through the building's envelope, owners and users of these buildings are seeking means to reduce the energy costs of these 'gas guzzlers'.

With the use of BIM (software to create a 3D Building Information Model), PERSPECTIVE Alkmaar together with Evanston Consulting has recently developed an Energy Information Tool which can help owners of buildings make better decisions about where to invest in energy saving measures. It is commonly known (triasenergetica) that energy saving in buildings starts by improving the skin of the building. The second stage is to make the plant as sustainable as possible. And if no alternative is

available the third stage is using fossil energy. Basically the tool was developed to evaluate conceptual models for new buildings.

It became almost immediately evident that the tool could also be very valuable in reducing the energy consumption of existing buildings.

We used an existing 4 storey nursing home built in the seventies as a trial project testing the EIM-tool. This nursing home, called Buytenhaghe, was modeled in Autodesk Revit. The building model was further populated with extra data concerning energy consumption such as insulation values, orientation etc. This information rich building model database was then coupled with a complex set of detailed physical and financial factors which then resulted in a long term energy cost prediction. By adjusting the characteristics of elements in the building model

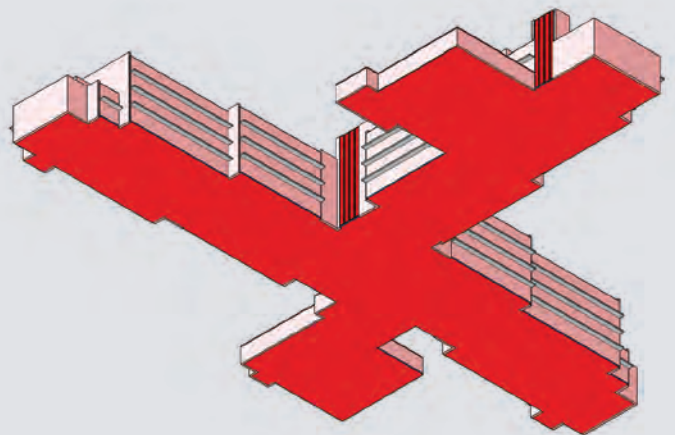
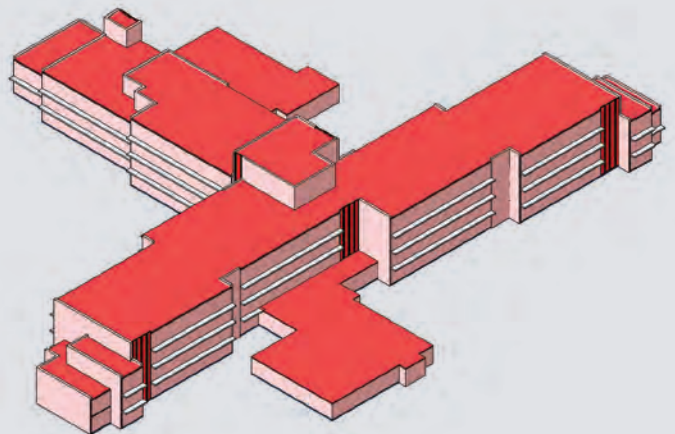
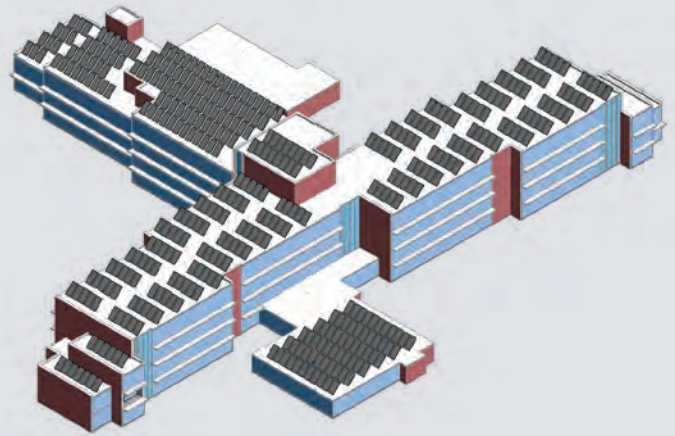
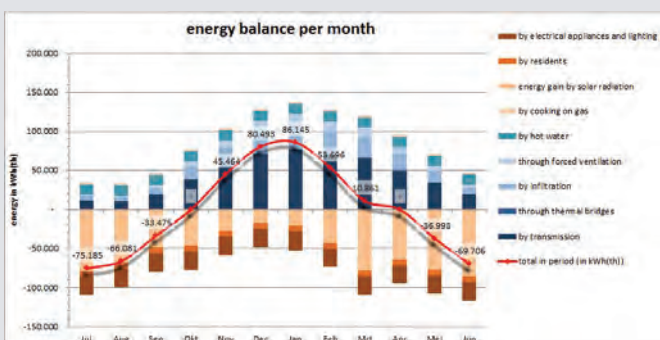
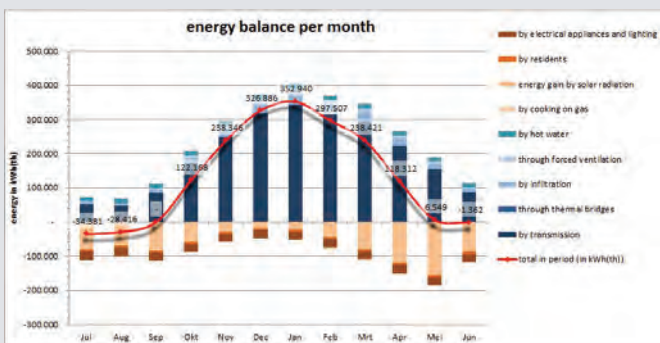


Photo of nursing home Buytenhaghe (photo: Perspective Alkmaar)



we could see in detail what the financial effects would be off these adjustments. For example just by adding insulation to the ground floor slab has a tremendous impact. We also looked at how the addition of energy saving techniques such as solar panels, solar boilers and heat pumps affected the costs. The model simply reports the feasibility of these kinds of sustainable energy measures by showing graphs and the return on investment.

In the development of BIM this additional EIM-tool proves again that we are just at the beginning of the possibilities of a Building Information Model. With more than a decade experience PERSPECTIVE Alkmaar has taken a next step in the application of BIM. It has been proven that big savings can be achieved both financially and environmentally.

Interested in whether it can help you reduce your continuously rising energy spending? Email: [alkmaar@perspective-eieg.com](mailto:alkmaar@perspective-eieg.com) or [alkmaar@perspective-architecturalgroup.com](mailto:alkmaar@perspective-architecturalgroup.com).

(above) BIM Energy Model of nursing home Buytenhaghe

(left) Graphs before and after energy measures



## BELGIUM MARCEL THIRY WOLUWE



This 10,000m<sup>2</sup> project is for the conversion of an 1980's office building close to Brussel's ringroad into contemporary and passive dwellings. In addition to the converted areas, there will also be a small extension.

The main purpose of the operation is to give an entirely new function to the building and also a new dynamism to its vicinity. As the rest of the area has clearly chosen housing as the way forward, this conversion project inscribes itself very well into the areas general evolution.

The quality flats to be developed are for sale only. They are mostly exposed to 2 orientations and those that are singly oriented are south exposed. Circulation emphasis is on

the pleasant and open new staircases and not so much on the lifts.

The existing structure of the building is to be preserved and the façades will be redone completely incorporating ample sun screening facilities to avoid overheating of the interior.

This will result into a true passive building with a very low annual heat requirement of 4,5 to 15 kWh/sqm.y. Energy production is via solar thermal and PV panels. All building materials are as per the Dutch Nibc classification, class 1 to 3.

PERSPECTIVE Antwerp's task is the complete MEP studies, incorporating all technical sustainability measures.



## NETHERLANDS NEW WELCOMING RESTAURANT FOR THE MARTINI HOSPITAL

photo: Paul Loof, Perspective Alkmaar



Since the completion of their new hospital building in 2007, the Martini Hospital in Groningen the Netherlands has been gradually giving their older building an internal facelift. Their latest project is the Martini restaurant. This renovation project was completed last year in June and was done in collaboration between Perspective Alkmaar and Vos interieur. This 800m<sup>2</sup> restaurant offers about 460 seats for patients, visitors and personnel. It is strategically situated on the main route from the parking garage to the new hospital building. It is a place where one can meet, have a cup of coffee, a short snack or enjoy a meal. This diversity in activity is reflected in the interior design of the restaurant. The layout is loosely divided into different zones.

The differences are further emphasized by the use of varied furniture and lighting, differing ceiling heights and a strip like floor pattern. One could for example have quick snack at the espressobar near the entrance of the restaurant or if one wanted to have a relaxing meal they could venture deeper to the lounge area. The interior is further enriched with the random usage of vivid colours from a colour palette made by Peter Struycken, an artist specialized in colour. The colours for the new building were also chosen from this same palette thereby connecting the interior of the old building to the new one. Full height visuals of the surrounding Groningen were also used to add extra depth to the space and make subtle connection with the hospital's home town.





## PORTUGAL MASTERPLAN FOR THE FUTURE

PERSPECTIVE Lisbon was commissioned to design the Campus for new Dili National University, at Hera District. The Masterplan was delivered together with DALAN, the practices local partner and a Perspective Strategic Alliance Member, and approved last year, with works about to commence on site.

East Timor is a new country in the Far East. With a young population and a growing economy focused on the oil industry, there is a strong need for education in a population with a majority of young people.

Therefore the Government will build a new University Campus to accommodate 55,000 pupils, and 1,200 teachers.

To be developed in stages over 15 years, the Campus covers 367 Ha, and is prepared for 583,000m<sup>2</sup> of construction, covering education, equipments / commerce, and housing for 4,000 pupils and 600 teachers.

The Masterplan strategy is based on sustainable development with a contemporary architecture, based on the reinterpretation of local culture and tradition.



## POLAND PERSPECTIVE AND AUTODESK FOR BIM

The designers of Perspective group provide design services on the basis of Autodesk Revit that is used for Building Information Modelling (BIM).

Autodesk Revit and BIM allow complex project management through building parametric 3D models, preparing full project documentation, creating visualizations and providing utilities that improve multi-branch coordination.

BIM technology enables conducting multiple processes and analyses of energy savings, cost estimation, insulation or heating loads of the building at each stage of designing process - preliminary analyses, concept plans, execution design and estimation of exploitation costs, which is necessary in case of energy-efficient buildings design.

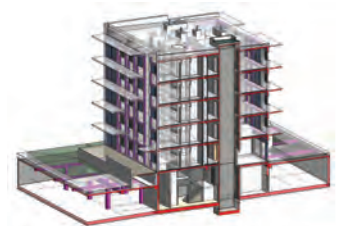
Using Autodesk Revit designers of Perspective group have the possibility to implement several versions of 3D concept designs simultaneously which allows far-reaching improvements in the matter of analysis of alternative design solutions. All documentation



including drawings, balance sheets, schedules and bills of quantities are generated on the basis of one shared model, which provides coherence of exported data as well as its automatic updating in case of any changes in the model. The possibility of cutting through, rotating and reviewing 3D

model in multiple planes allows not only to notice places difficult from designer's point of view but also reduces the number of mistakes that can be made while working on many separate drawings in standard 2D CAD systems.

Working on parametric model by assigning parameters to model elements enables generating summary lists, schedules and materials takeoffs in many combinations.



By using design utilities supporting BIM technology, designers in the Perspective group create complex multi-branch 3D models reflecting actual buildings in an integrated and coherent digital environment, enabling fast and intelligible presentations of design solutions which significantly improve communication between designers and investors, and accelerates the decision process.



# IRELAND GREEN BUILDING AWARDS 2012

Awards for Colaiste Choilm,  
in Tullamore:

Sustainable Energy Authority  
Ireland Award 2012: Energy  
Sustainability Award Winner  
Green Awards 2012:  
Overall Winner  
Green Awards 2012:  
Green Building Award Winner  
CIBSE Building Performance  
Awards UK, 2013: Shortlisted

This is a new build 5,500m<sup>2</sup> 575 pupil, secondary school building. The brief from the Department of Education and Skills (DoES) for the project was to provide a new education facility, and to create an exemplar secondary school that offered an improved standard of internal environment relative to current best practice standards, while also achieving an improved energy, water and carbon performance.

The school's monitoring system will gather over one million points of data



per year, which will be used by the DoES and the design team to increase understanding of energy use in modern schools, study passive building techniques, and optimise active and renewable technologies.

The scheme is the first A2 rated and most airtight school in Ireland. It has:

- a total annual energy use of only 57kWh / m<sup>2</sup> / yr while offering notably improved air quality

- a carbon impact reduction of approximately 80% relative to current standards
- an average U-Value 50% below current building standards
- a water consumption 65% lower than a typical school, with 90% of flushed water recovered from rainwater

The design was developed to maximize passive sustainable features



in collaboration with the DoES and Building Design Partnership (BDP Engineers). The narrow plan, orientation, disposition of uses, natural ventilation throughout, high levels of daylight, use of thermal mass and low air permeability contributed to the sustainable design. Rainwater is harvested and energy systems, are monitored through the building management system.

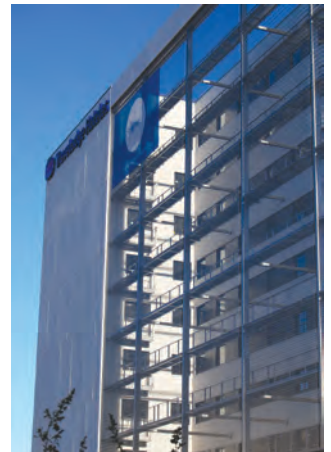
## SPAIN NEW TRAVELODGE HOTEL IN BARCELONA

PERSPECTIVE Madrid has completed a budget hotel for Travelodge hotel company in Barcelona. Following Travelodge's main strategy, this hotel is located in one of the most dynamic and innovative areas of the city, the 22@ R+D district of Barcelona.

22@Barcelona urban planning transforms two hundred hectares of obsolete industrial land in Poblenou into an innovative district offering modern spaces for the strategic concentration of intensive knowledge-based activities. This initiative is also a project of urban refurbishment and a new model of city providing a response to the challenges posed by the knowledge-based society.

It is the most important project of urban transformation of Barcelona city of the last years and one of the most ambitious of Europe of these characteristics, with a high real state potential and a 180 million Euros public investment of infrastructure plan.

Travelodge Barcelona is a 10 storey building, with 10,000 m<sup>2</sup> of built area. Two levels below ground will provide 86 parking spaces for the clients, hotel



service areas (such as employees changing rooms), and technical rooms.

As 22@Barcelona hosts extensive business activity, the hotel's ground floor conference and meeting facilities will be offered for the companies, with a total of 3 meeting rooms, as well as a dining area, including a bar and a restaurant connected to an outdoor terrace. Four rooms are located on this ground floor. The rest of the 250 double rooms, standard and familiar, are distributed among the upper floors.

## FRANCE EXTENSION TO PRIVATE HOUSE IN PARIS



A couple of years ago PERSPECTIVE Paris completed the refurbishment of a limestone townhouse close by a private lane in Paris' 16th arrondissement. The practice was called back by a new landlord of a nearby private house for the project of an extension.

The parcel is rather big and the neighborhood composed of six other buildings with very constrained property limits. The unusual shape of the parcel may come from the fact that a previous

owner bought a nearby property to integrate with this site, creating a very narrow possibility for this extension. As this parcel is part of a protected zone in the Paris Urban Plan, the surface areas of the building are supposed to be increased with vegetal materials.

Besides coordinating the materials of the new extension with the original one of the private house, the challenge lies in the thermic requirements to be applied to this new object.

AT3E thermic engineering is working on the project through the change of requirements for the thermal works (insulation and consumption calculation). From the 1st of January 2013, the RT 2012 has to be applied for all new buildings of extension more than 150m<sup>2</sup>. However in the case of this building, as the building permits were approved before this date, the project falls under the old regulations which, being less constraining than RT 2012, require no calculation to be provided. France is currently on the verge of a change in attitude toward energy consumption (RT 2012 implying a 50 kWh/ m<sup>2</sup> / year consumption), although at a rather slow pace.

The contemporary aspect of the extension is to be integrated by its proportion, based on the typology of the existing house.

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**SINGAPORE**  
**SWITZERLAND**  
**UNITED STATES**

## UK INTERCONTINENTAL LONDON WESTMINSTER OPENS ITS DOORS



InterContinental London Westminster has opened its doors in the heart of Westminster. The extensive redevelopment has been led by the award winning PERSPECTIVE London architecture & interior design office, converting Queen Anne's Chambers, a former government building, into a luxury hotel.

Located alongside New Scotland Yard and the Ministry of Justice, the property was originally built in the 1800's as a hospital and more recently was used as office space with retail outlets along the ground floor. PERSPECTIVE London started working on the project in 2006 and over the past six year have completely transformed the building into a luxury hotel, achieving a

modern and coherent design within the constraints of the property's disjointed 19th Century structure.

Key internal spaces were re-planned and reconfigured to maximise their potential and to facilitate the necessary upgrade of services. The public spaces have been designed as a series of rooms that transition seamlessly into one another, offering four different experiences. The ground floor comprises reception, concierge, lobby lounge and Emmeline's lounge. At the heart of the hotel is an American inspired Smokehouse and sophisticated pub with its own entrance.

Major architectural interventions include the creation of a new porte

cochère, which has been built within the existing facade, leading guests into an atrium reception featuring a triangular glass skylight.

Across the lower ground floor structural modifications and 2m of excavation were required to allow for the conference facilities and a 24 hour gym for hotel guests. In addition, the designers have installed eight new lifts within 2 new lift cores and incorporated a grand elliptical feature staircase to the lower ground floor.

The hotel incorporates 256 new rooms, spread over six floors, including 30 studios, 14 one-bedroom suites, and a rooftop penthouse.



**PERSPECTIVE**