

LAZARD FRERES BANK BUILDING

HIGH STANDARD EQUIPMENT

France
LPA



Following on the fit out the new offices of LAZARD FRERES GESTION (the Asset management department of LAZARD FRERES), rue d'Argenson in Paris in 2001, LPA was commissioned to refurbish the LAZARD FRERES Bank building located on the prestigious Boulevard Haussmann, which has been the home of Lazard for more than 25 years.

The assignment consisted in refurbishing 4600 m² of offices on 7 floors without interrupting Lazard's normal operational activities. To achieve this goal, the work was carried out in 5 different stages, each stage being one or two floors.

Work started in June 2002 and will end by May 2004.

Refurbishment whilst maintaining operation is always a challenge, particularly when the continuity of operation of IT networks is absolutely critical for a bank. The main difficulty was to fit out all of the office space with high standard HVAC equipment within the restricted slab-to-slab heights on certain floors.

Further to the improvement of the comfort of the offices, the goal was to provide the client with rational, organised space and a modern and dynamic environment and with optimum working conditions for their staff.

CNBC HEADQUARTERS

IN NEW JERSEY

USA
TPG

TPG Architecture recently completed CNBC's state-of-the-art digital and tapeless Global Headquarters in Englewood Cliffs, New Jersey. The 32,500 square meter facility sits on a 22-acre campus and houses three television broadcast studios. The project was a collaboration with CNBC, parent company NBC, and NBC's parent company GE. All three entities worked closely with TPG to complete the project cost-efficiently and at a breakneck pace.

The new facility, showcasing state-of-the-art control rooms, satellite operations and non-linear edit systems, is capable of receiving 72 world-wide feeds simultaneously. The entire facility is a working television studio with the capabilities to do live shots from the newsroom and the boardroom to the cafeteria and the gym.

The new fit-out is based on open office environments with glass front cellular spaces and a central exterior courtyard accessible from a two-floor restaurant style café. A full fitness center and outdoor atrium help to complete the CNBC headquarters and create a desirable work environment.



THE BLUE BOX

OF NEUSIEDLER

Austria
OLIVER SONNBICHLER

Perspective Austria – represented by Oliver Sonnlichler Architects – has been appointed as Architect for the design of the extension of one of Europe's largest paper mills for NEUSIEDLER in Amstetten.

The contract is for the master plan of the complete site and the architectural design of the new buildings – which include high-bay warehouses, production areas, packaging and support buildings and a maintenance shed for the companies steam driven locomotives.

The buildings are designed with translucent façade panels in different shades of blue, giving NEUSIEDLER a modern and dynamic image.

The interior design is characterized by a sophisticated palette of wall colours. The colors indicate the different functions and address natural light, industrial psychology and safety issues.

The project is designed to be carried out in three phases and construction will take place whilst the rest of the plant remains fully operational. Phase 1 is currently under construction and completion of the total site is planned at the end of 2004.



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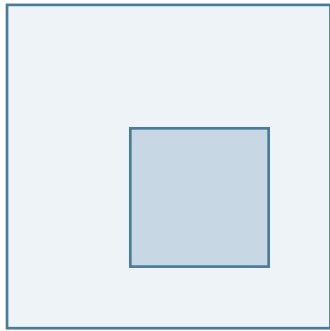
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ELD
A new complex for Bristol Myers Squibb

Oliver Sonnlichler
The blue box of Neusiedler

The Phillips Group
CNBC headquarters in New Jersey

BSV
**Northern Europe moves to Spanish coast
State building in Zaragoza**

Ahlqvist & Almqvist
Lindenhof

Nuno Leonidas
A new office for NLA

HWP
Building in the old town

OD 205
A flower on the site

LPA
LAZARD FRERES bank building

PERSPECTIVE spring 2004



LINDENHOF ZOETEMEER

Sweden

A&A

The small housing area of Lindenhof lies in close proximity to the centre of the historic town of Zoetermeer, close to both The Hague and Rotterdam and which has undergone a mushroom like expansion. In its planning of this area, the local authorities required that the new development should blend in with the traditional building in this part of town. The project therefore has been designed with small scale dwellings grouped around a "hofje" - an semi-private inner entrance courtyard

The project comprises nine single storey courtyard dwellings, with an upper floor in part of the roof space, and nine terraced houses. The terraced dwellings are designed as "bedrijfswoningen" - dwellings which provide rooms on the ground floor that can be used for a family office, a small business etc.

The terraced houses shield the entrance courts and courtyard dwellings from a relatively busy road to the south and are built above a semi basement garage. The terraced houses, which are consequently built with a series of half plan staggered floors, also have their gardens above the garage.

The communal entrance courtyard is framed by a pathway from which one can reach all entrances to the dwellings. Inside, the manicured hedges and organically formed grass and soft areas give a flexibility which can be used for various activities.

The buildings have tiled pitched roofs and the external walls are clad with red brick with stripes and patterns in white brick.

NLA HAS A NEW OFFICE FLEXIBILITY THROUGH MODULARITY

Portugal

NLAA

At the beginning of November, Nuno Leónidas Architects moved into their newly constructed offices, on the top floor of a three storey building of their own design. The practice now has a brand new operational facility that will inspire improved efficiency and quality in services.

The design is based on the "smart building" concept, providing flexibility through modularity in the design. A sustainable approach has led to maximising the use of daylight, protecting the workspace from direct solar radiation and increasing the external thermal insulation performance of the building's envelope.

State of the art computer and communications technology will support the practice's activities, these include a new central server, voice and data networks and high speed internet connections.

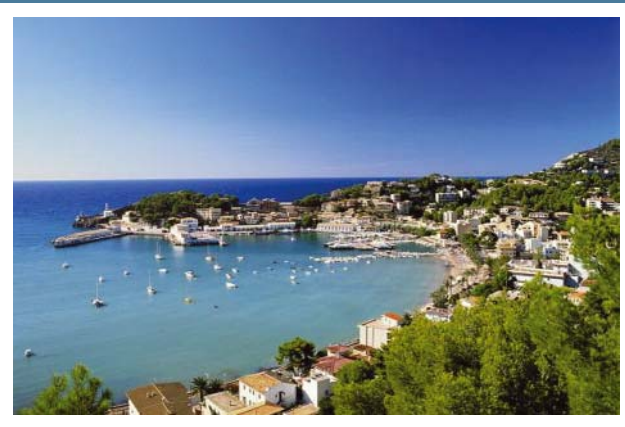
The opening ceremony took place on the 21st of November, in the presence of all Perspective EEIG partners, clients, contractors, vendors, colleagues and friends. As well as being part of the 10th anniversary celebrations of Perspective EEIG, the event also celebrated the 20th anniversary of the NLA practice.

The new NLA Logo and corporate image for the new Millennium which was designed to express the NLA strategy for the next ten years were revealed at this event. The new NLA brochure was also presented, reviewing twenty years of successful projects and the consolidated expertise accumulated by the entire NLA team over this period.



NORTHERN EUROPE MOVES TO THE SPANISH COAST

Spain
BSV



In the last two years there has been a large increase in real estate developments on the Spanish coast. It began with the traditional touristic areas of Costa del Sol or Mallorca, but soon extended to the rest of the coast with large European investments obtaining the best pieces of land for quality and luxury resorts.

A trip around the Andalusia coasts, or Balearic Islands will reveal thousands of construction sites for villas, apartments, condominiums and hotels. Quick research shows that a high percentage of tenants and buyers are from north and central Europe who are looking for vacation homes or retirement houses. Selling agents for these developments are directly targeting these European markets.

The economic reasons for this huge movement are the euro market, the low interest rates and the Spanish price level that make it affordable for north European investors. The majority of buyers are an active population of retired professionals looking for a lifestyle based on leisure.

Apart from the desire to live in a location where good weather conditions prevail, there are important, political and urbanistic advantages to these areas. Local councils apply strict planning regulations to European directives, and for environmental protection, guaranteeing a control over the new developments.

The network of roads and freeways provide fast connections to cities and airports, and now these beach resorts are less than two hours from any European city.

Foreign investors also brought to their developments the level of quality required by north European standards, and consequently Spanish style architecture is now incorporating more sophisticated materials and construction systems.

As opposed with other developments of the past, the developers today are looking for high-quality sites, in exceptional landscapes, where top level professionally designed golf courses and neighbouring by high quality architecture apartments and villas can be planned

Real estate developers are also looking at new targets such as the rural developments, away from the coast areas, located in agricultural country and natural hills, where the countryside offers other possibilities for leisure activities.

Local architects collaborating with foreign firms are already searching for pieces of land, working on master plans, urban design and architectural projects for international clients in this field.

The enormous reserve of land suitable of this type of development provides many opportunities and promises a long period of successful development bringing an increase in the population of north European citizens already established in the sunniest areas of Spain.

A FLOWER ON THE SITE LONDON

Netherlands
OD 205

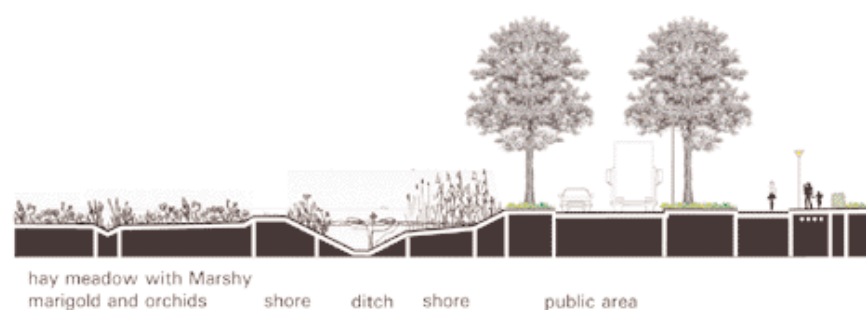
According to European law, the planning and construction of projects are to be subjected to habitat screening. The EU Habitat Directive, together with the Natura 2000 network, is one of the main tools for the protection of biodiversity in Europe. It establishes a common framework for the conservation of wild animal and plant species and natural habitats of Community interest. Natura 2000 provides a network of special areas of conservation (SAC's). The habitats and the animal and plant species to be protected are listed in the Habitat Directive annex I, II and IV and in the Bird Directive.



The protection of species is not limited to special areas of protection. There are many examples of planning and building activities that have been affected by the presence of protected species. Building permits are only allowed after mitigation and compensation of the effects of the development on the populations of protected species.

In all cases it is very important to consider the effect on the ecosystem in the very early stages of the design of a site. Simple measures can be of great importance. Parts of existing habitats can be saved. New habitats or breeding sites can be created.

For example for the Business park "Gouwe Park" near the Dutch town of Gouda, OD 205 has made a design which will preserve a habitat of grassland and ditches species. One of the protected species in the region is the Marshy Marigold (*Caltha palustris*), a plant that grows in wet meadows. As is common in The Netherlands sufficient water surface had to be included as storage for run-off water. This was integrated with a marshy hay meadow. This provides a perfect habitat for the Marshy Marigold and rare species like local orchids and it acts as a breeding site for protected amphibians. In this way the business park will contribute to the conservation of animal and plant species.



BUILDING IN THE OLD TOWN THE CITY OF HEIDELBERG

Germany
HWP



The City of Heidelberg has applied to UNESCO to include the historical old town on the list of the world's cultural monuments.

To fulfil UNESCO's complicated requirements and conditions, Heidelberg's authorities have drawn up planning requirements for the protection of the old town. All building projects within the historical old town therefore are treated with extreme care and are monitored by a special commission of experts.

The fashion store Kraus which has been located for many years in the "Hauptstrasse", the main artery of the pedestrian zone, has decided to change its façade on the ground floor level. Architects HWP Hauss, Walla + Partner have been commissioned to design this renovation.

After several feasibility studies, different solutions were presented by HWP which were inspired by the original historical façade of the building. Strict planning conditions concerning the choice of materials and colours as well as the geometry of projections and recesses restricted the design possibilities.

After intensive dialogue with the building authorities and the committee for the protection of historical monuments HWP brought forward a concept that harmoniously integrates with the listed ensemble of the old town

Columns clad in natural stone have been located so as to underscore the compartments of the upper floors. The profiled steel frames of the display windows receive a coloured glass lining which gives them an almost immaterial appearance.

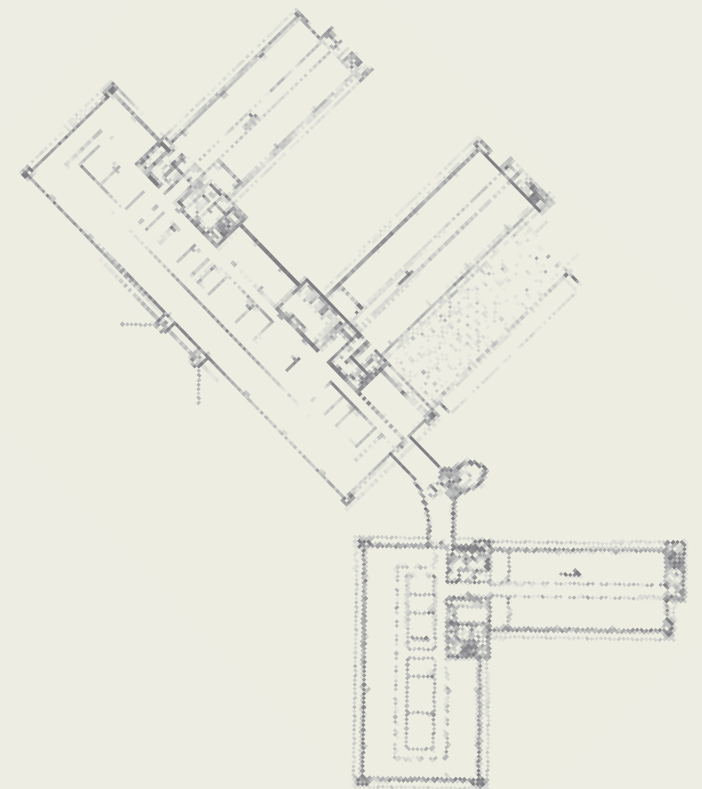
Despite the planning restrictions the design expresses the simple and modern image of the Kraus fashion store.

A NEW COMPLEX FOR BRISTOL MYERS SQUIBB COMPANY

Belgium
ELD PARTNERSHIP



Developers "Parc de l'Alliance", a joint venture of Axa Belgium and Bernheim-Comofi appointed ELD partnership and Atelier de Genval to design a new complex to house the European Headquarters of Bristol Myers Squibb Company. ELD was also appointed as structural and mechanical and electrical engineer for this project. The client's brief to the design team was to provide flexibility in the division of lettable space, so that the office space could be let separately in units of 5.000m². Apart from the eventual subletting of the space the design provides the possibility of substantial 'back up space' to allow for eventual future growth of the main tenant.



The building has a widely open V shaped plan with its two wings linked by a hinge building containing vertical circulation and services. The "tooth comb" form of the two wings allows all floors to benefit from a maximum of natural light.

The building is designed to offer open office floors suitable for all types of space planning and also includes, conference and meeting facilities and a restaurant and kitchen.

The curtain-wall facade combines metal, natural stone and highly performant transparent glazing.

The facade is crowned by a strongly moulded cornice and a distinctive zinc roof. The building's identity and personality are further enhanced by the landscaping and access road pavings.

STATE BUILDING IN ZARAGOZA MINISTRY OF FINANCE

Spain
BSV

B/SV won the official open competition and has been appointed as architect for the new local headquarters of the Spanish Ministry of Finance in Zaragoza.

Working drawings for the construction of this office building have now been completed and work on site is expected to begin in the first half of 2004.

The interior of this public building has been designed jointly by B/SV and TPG thus continuing the long series of joint projects by Perspective members. Their design provides flexibility and state of the art technology throughout the work space.

The total gross area is 16.000 sqm of office space plus three underground levels for parking and archives, totalising 28.000 sqm of built area. The new building is located in downtown Zaragoza next to an existing administration building built in 1970.

The complex comprises three different volumes with connections between them, these bend away from the street creating a public square (plaza) at the front. This plaza gives monumentality to the building entrance and provides daylight to the work space within the building.

The volumes are designed as straightforward and functional buildings, using different combinations of stone and glass depending on the orientation of the facades. The main facade is protected by a wooden sun grid ending 3 metres above ground level where the glazed surface visually continues the plaza landscape inside the building's public areas. The wooden sun protection grid also incorporates a light scoop that brings daylight deep into the working space thus reducing the need for artificial lighting.

As set out in the rules of the competition, energy conservation and sustainability were of primary concern in the design process.

