

ELD
Atlantic house revisited

Nuno Leonidas
Three new hotels in town

LPA
Rue Albert Project

B/SV
Housing projects in Spain

The Phillips Group
New global headquarters for Cemex

HWP
Modern premises for medical research

Ahlqvist & Almqvist
Beijing building exhibition

Oliver Sonnichler
Perspective in Russia

OD 205
Gouda urban design strategy

PERSPECTIVE autumn 2004



A NEW COORDINATING ADMINISTRATOR CHRISTEL RUTTENS

Perspective is very pleased to be able to announce the appointment of Christel Ruttens as its Coordinating Administrator. Christel studied economics in Belgium and spent a year at Moorsville Senior High School in North Carolina (USA). She has a degree in Applied Economics from the University of Antwerp (UFSIA). After a year as research assistant at the University of Antwerp she studied for a PHD at UFSIA and she carried out research, lectured and coached students at the University of Limburg (LUC) in micro economics, international economics and development economics.

This was followed by a post as research assistant at the University of Leuven (KUL) where Christel was responsible for the coordination of the TEMPUS programme – collaboration between Central and Western European Universities. For the last seven years Christel has worked as an Economist for the European Federation of Pension Funds in Brussels (EFRP).

Christel speaks fluent English, French and Dutch.

Mother of two daughters, Christel lives in Turnhout and her hobbies are, traveling, swimming, water-skiing, dancing, music and theatre.

Christel will take up her post as PERSPECTIVE's Coordinating Administrator on the fourth of October 2004. She will be based at PERSPECTIVE's head office at 1 Jan Blockstraat, 2018 Antwerp.

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CREATIVE HOTEL DESIGN

Capital investment in tourism and leisure is increasing every year, hotel design is becoming an important market niche.

People are living longer, an increasing number of people take early retirement and with the advent of low cost travel, more and more people are dedicating more and more of their time to travel.

Business travelers look for comfort, a convenient location and easy communications, whereas leisure travelers want their holidays to be unique unforgettable experiences. This means that hotels must be designed to make customers feel as if they are in their home or office. Designers should also be able to capture each location's atmosphere and character and incorporate them in their architecture. Then again each operator has his/her own needs, corporate image and way of doing business, which in turn means that each project is a unique challenge.

Hotel designers have to face this complex challenge with skill and imagination in order to respond to operators' requirements and clients' expectations. We have to understand the changing market in order to meet the hotel owners and operator needs and to advise them on the best way to carry their programmes forward. They will be looking for practices offering experience, high quality, innovative design and strict budget control throughout all stages of a project.

New ideas arise everyday bringing new viewpoints to design. For instance, sustainable and environmentally sensitive design is a growing criteria from customers that are concerned with earth's extinguishing resources. "Eco resorts" and "ecotourism" are new concepts that will englobe design choices in harmony with environment, climate, comfort, and materials. Being environmentally friendly can also lead to lower operating costs, and provide new challenging ways of life and leisure.

Hotel projects are multipurpose experiences, in which many different components need to be combined to provide a performing environment. Leisure, Business, Corporate and Congress facilities, Health and fitness, Shops, are all different activities which need to be elegantly combined into one harmonious complex.

Design Teams with expertise from previous projects will have the ability to bring creativity and add value when collaborating with their clients to define their products and reach their targets, and at the same time their experience will reduce risks and save time.

Hotel Design by a Perspective team brings this expertise from different countries and locations, incorporating international Know How and local knowledge with cultural sensitivity, adding value to Design.



THREE NEW HOTELS IN TOWN LISBON

Portugal
NLA

NLA has designed the three newest hotels that opened last May in the centre of Lisbon. Both architecture and interiors of the two new Sana Hotels were fully designed by NLA together with their associate company NL Decoração. The Sana Lisboa Park Hotel is the reference hotel of Sana Hotels group. Located in the centre of Lisbon this brand new four-star hotel has 281 rooms plus 6 suites, Bar, Restaurant, Health Center and 11 conference rooms. The building has 15 floors above ground plus 6 basements providing service areas and 186 parking spaces. The design is formal but contemporary emphasizing internal volumes and using double height floors for the public spaces. The facades have been carefully designed in a more classical way using natural stone and details that harmonize with the nobility of the surroundings.

The Sana Malhoa Park Hotel opened recently at the José Malhoa Avenue in Lisbon's Business centre. With a contemporary and appealing image, this new four star hotel has 181 rooms, 4 suites, restaurant, bar, terrace, health center and 8 conference rooms. There are 13 floors above ground and 3 basements, providing 78 underground parking places.

For the Corinthia Alfa Lisboa Hotel, owned by a Maltese Hotel group, NLA was responsible for the architectural and landscape design and worked together with GA Design a well-known British Interior Design Company.

The hotel, an old seventies uncompleted building was fully refurbished and given a new face lift. The new features of this in depth renovation are new colors, window frames and glazing, newly designed Public spaces, including facades, entrances, and a completely new terrace and landscaped garden. This five star hotel has 517 rooms, a 3.000m² congress centre, bar, two restaurants and a health centre.

The successful completion and opening of these Hotels, representing almost 1000 rooms, in the same week, is a concrete demonstration of NLA's high level of competence and specialized know how in hotel design and fit out. The practice has now already successfully completed ten Hotel projects, and has another five under design.

ATLANTIC HOUSE REVISITED ANTWERP HARBOUR

Belgium
ELD

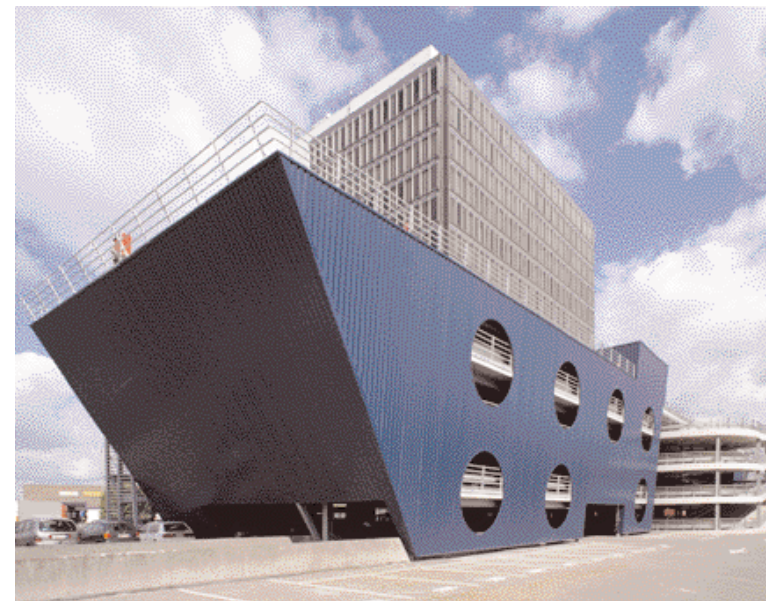
Walter Brusseleers, the founder of ELD partnership designed the Ahlers House and the Atlantic House Office buildings on the edge of Antwerp harbour, during the mid 1970's.

Faced with a chronic shortage of parking space, Banimmo Real Estate, the current owner of the Atlantic House building, asked ELD partnership to design an extension to the existing underground parking floor.

ELD proposed to add a parking building on top of the existing underground car park. Because of the limited load bearing capacity of the existing concrete structure, ELD's structural engineers proposed an ingenious four storey lightweight steel structure, adding more than 200 new parking spaces.

The new parking building of which the architectural design features nautical references to the nearby harbour was recently inaugurated. Banimmo subsequently asked ELD to produce ideas for a low cost face-lift for the facade of Atlantic House.

ELD submitted several design studies from which Banimmo chose the painting of the façade as a random patchwork. The painting system, the preparation of the surface to be painted and the painting itself has been carefully specified to resist the harbour environment. Work will be complete by the end of 2004.



HOUSING PROJECTS IN SPAIN CLOSE TO THE CENTRE OF A MAJOR CITY

Spain
B/SV

B/SV has designed several housing projects in various locations throughout Spain. All of these projects share one very important characteristic, this is that they are all located 20 to 50 km from the center of a major city.

This is due to several reasons, among them is the very high land prices in both the city center and the outskirts of the city. Real estate companies that try to promote low cost housing for the market are unable to operate within the cities.

Another reason that has helped developers to take the decision to move further away from the city is the tremendous improvement that the public infrastructure (motor ways) and public transportation have undergone in the last years.

One typical example are the housing units developed for Fuensalida (Toledo), a small but highly industrial village 50 km away from Madrid.

Here units have been developed with two kinds of clients in mind, on the one hand people who are moving to industrial areas to find a job and on the other hand, people who live and work in the suburbs, 12 to 20 km away from the city center, where there has also been a high increase in land and housing prices.

The latter sell their house, at a very good price, and move to Fuensalida where they are able to buy a house at a very low price, compared with their previous home, and so they improve not only their home but also their quality of life.

Commuting is not a problem because traffic is very light from Fuensalida to the town where they work and lived previously.

Even though low cost has been a major target, because of the lower land cost, the developer has been able to provide quite high quality homes compared to what the future owners have left behind.



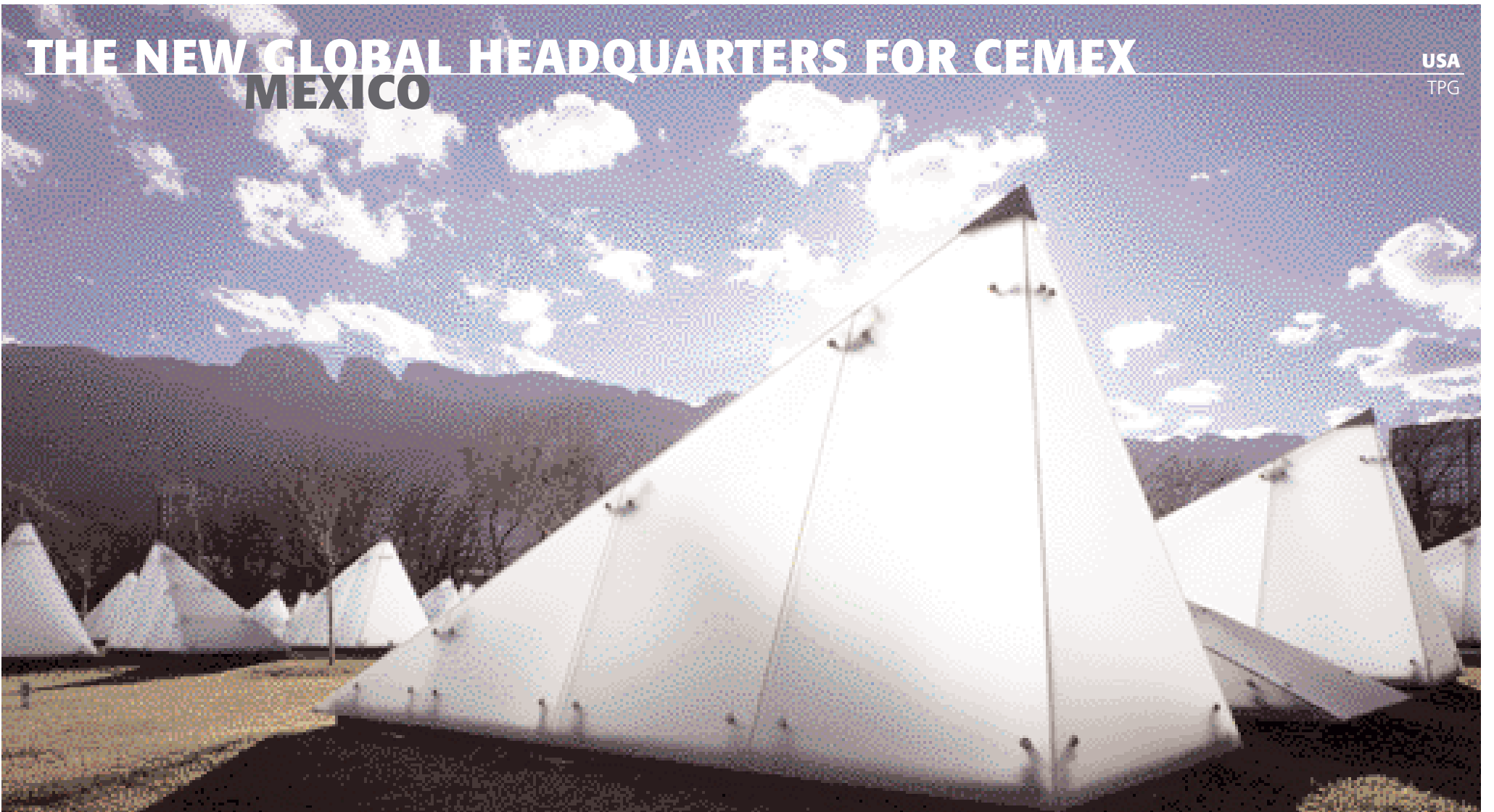
The size of the apartments range from 56 m² to 90 m², the unit types range from 1 to 3 bedroom and building height is 2 to three floors, a much more humane scale than the buildings the future owners have sold.

B/SV are involved in several projects like this, and they believe that they will be doing many more, before the market prices take a downturn.

In any case B/SV believes that although people have to move further away from the city center, to small villages, their clients will very much improve their standard of living and will not regret their previous homes...

THE NEW GLOBAL HEADQUARTERS FOR CEMEX MEXICO

USA
TPG



TPG Architecture designed the new global Headquarters for Cemex, a leading global producer and marketer of cement and ready-mix concrete based in Monterrey, Mexico. The new headquarters was completed in early 2004, in collaboration with Grupo MAC of Mexico City. The project involved renovation and expansion of an existing building of over 180,000 square feet, as well as creation of a 400-car underground parking garage on the site. The existing structure was significantly enlarged, with addition of a four-story façade that establishes an image and presence for this global industrial corporation. New interior workplace standards were developed with attention to improved workflow and communication.

The decision to locate the parking structure underground was made in order to be sensitive to the surrounding landscape and to avoid a parking structure dominating the site and becoming the focus of the design. Custom-designed skylights made of sandblasted structural glass bring natural light into the parking garage, while also creating a dramatic sculptural statement in their own right. Their asymmetrical, pyramidal forms glow intriguingly against nearby mountains.

MODERN PREMISES IN THE MAX-PLANCK-INSTITUTE FOR MEDICAL RESEARCH

Germany
HWP

The appointment of Dr. Ilme Schlichting as director of the department for Biomolecular Mechanism in the Max-Planck-Institute for Medical Research in Heidelberg was the occasion to initiate a far reaching refurbishment. Hauss, Walla + Partner were appointed for the design and management of the renovation works of a large part of the 3 storey listed building which dates from 1928/29.

The task was to build and to refit the ground floor and the 2nd floor of the building whilst maintaining normal working of the institute.

A strategic moving management plan made it possible to maintain the building in use during the construction phases.

In order to create the new open plan laboratories parts of the building were stripped to the shell construction then rebuilt to conform with the latest laboratory guidelines. A part of the old façade needed to be opened completely to install a new CNC-milling cutter.

After the installation the perimeter walls were rebuilt with fair face brickwork matching to the existing brick format.

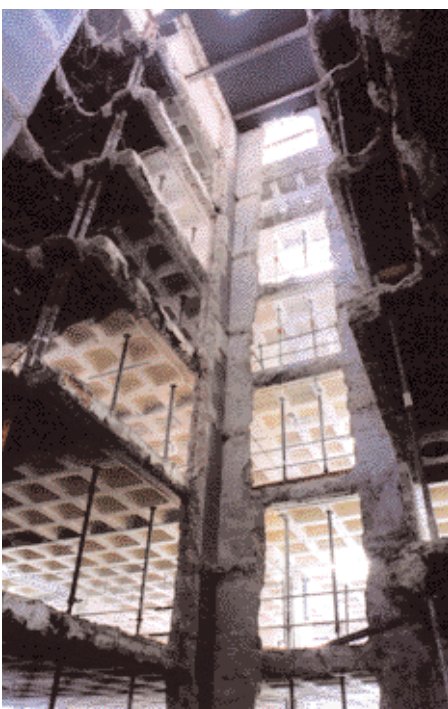
Particular care was given to the design and configuration of the mechanical, electrical and utilities piping which has been left visible within the corridors to provide ease of accessibility for maintenance and future adaptation.

Several special model constructions were built to the requirements of the scientists and a crystallization room was designed for a temperature variation of only +/- 0,5°C. The project took 18 months to complete without interrupting the normal functioning within the budget of 4 Million Euros.



RUE ALBERT PROJECT PARIS

France
LPA



LPA was commissioned by SCI ALBERT to restructure a 7 storey office building with 5 underground levels (10 000 m² of superstructure and 13 000 m² of infrastructure). The building has been let to the French State for 15 years.

Vertical cores were demolished, relocated, and enlarged to be able to accommodate 1500 people and in order to comply with the security regulations.

Floors are made of STACA elements which can carry a load of 1 ton/m² but which complicate the creation of stairwells and technical shafts. To limit the structural works, the existing lift shafts were maintained and equipped to receive new high performant lifts.

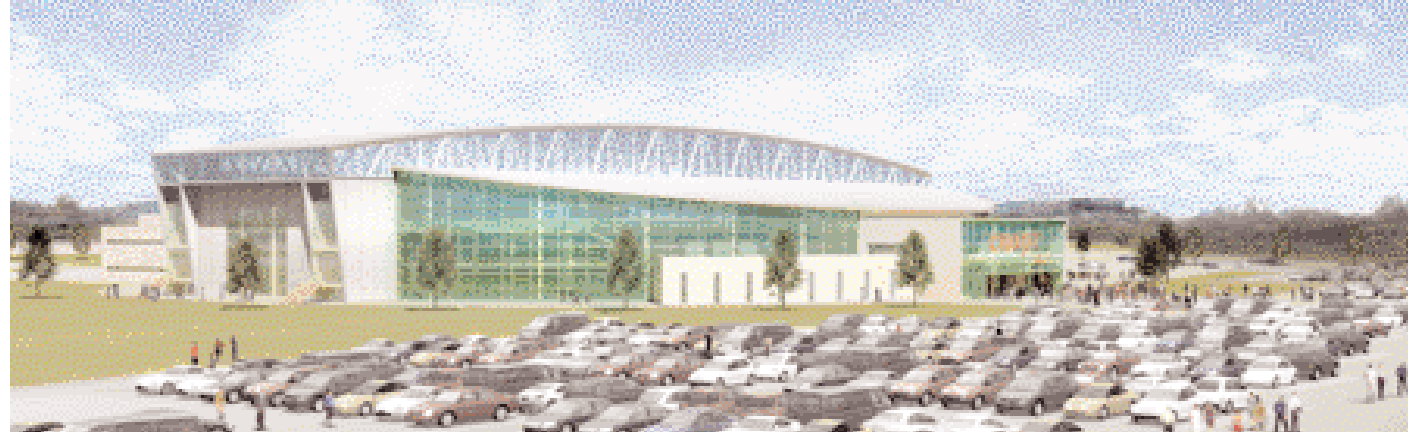
This building dating from 1970 had no air-conditioning. To maintain a reasonable floor height in the offices LPA proposed two key solutions:
Location of double flow ventilation ducts, IT and electrical cables in the corridors

Creation of soffits along the facades to locate the air conditioning fan coil units and their piping.

An extra constraint of this project was to respond to the security requirements of the Paris Police headquarters and Paris Prefecture the first occupant of the building and who will move into the building as soon as the works are finished.

As required by the French State, the very heavy works, specific to the occupants requirement, were also carried out by SCI ALBERT.

Works started in September 2003, and will be completed at the end of August 2004.



PERSPECTIVE IN RUSSIA NEW SPORT FACILITIES

Austria
OS

Perspective's Vienna based Oliver Sonnlichler has been appointed to design one of the largest new sports facilities in Russia. The "sportsworld" project in Astrakhan is currently in design and consists of several buildings – an indoor gymnasium and a swimming and high diving pool. The outdoor sports facilities include an aqua park, a 150-bedroom sports hotel with fitness centre, restaurant and 14 tennis courts. The mission also includes the design of the infrastructure, parking and landscaping. The project is funded by the local authorities and developed by an Austrian General Contractor.

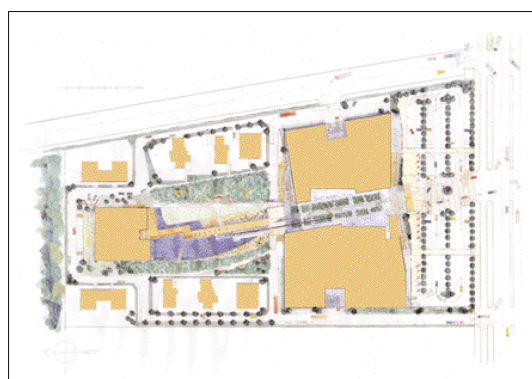
Phase 1 is the gymnasium, designed as a multifunctional arena, based on the international standards for indoor sports facilities and it has a seating capacity for 7500 spectators. With the exception of the foundations the construction of the building is designed to be completely prefabricated, shipped to Astrakhan and assembled in an 8-month period on site. All components for the construction of the roof and the grandstands are made of lightweighted laminated wood elements which are produced in the European Union, using standard elements and assembly methods.

Construction started with the foundation works in September 2004. Opening celebrations for this highly representative public building are planned for mid 2006. Phase 2 is planned for 2005 - 2007.

The "Sportsworld" project was the opportunity for Oliver Sonnlichler to create a fully licensed architectural and engineering affiliate in Astrakhan. The possibility of providing services through local offices in Moscow and St. Petersburg will be explored in the near future.

BEIJING EXHIBITION CENTER FUTURE HOUSE

Sweden
A&A



Ahlqvist & Almqvist arkitekter together with Fråne, Hederus, Malmström arkitekter have been appointed to design a building exhibition hall and a sales center in Beijing for the Chinese company Future House. The project site is situated in the northeast part of Beijing, not far from the airport and the planned Olympic arenas.

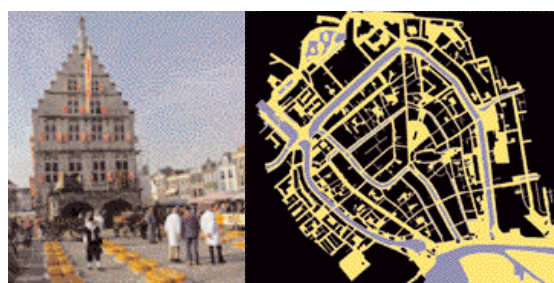
The exhibition area of 60 000 m², includes a 4 500 m² exhibition center which also will house the Future House office and a 25 000 m² sales centre for building products. In between these buildings there will be 10 villas. Two of these will be of

Chinese design. The other villas will be designed and built by representatives from other countries. Japan, Canada, Norway and Finland are some of the countries that will be represented.

The aim of the exhibition center is to create a building where design, architecture and new technological energy solutions are fully integrated and expressed in a self-explaining form. The goal is to reduce the energy consumption with 50%, mainly with passive solutions. The opening of the Exhibition will be in the autumn of 2005 and it will remain there at least until the closing of the Olympic games 2008.

GOUDA URBAN DESIGN STRATEGY NEW PROJECTS

Netherlands
OD205



Gouda is an historic town in the middle of the Green Heart of Holland. The townscape of the old city centre is protected by monumental law.

The problem the municipality of Gouda has, is a lack of current design guidelines for guidance and assessment of new building projects in the town centre.

OD205 planning and design was asked to make an urban design strategy for the

historic centre and a set of design guidelines. The study is half way.

The historic town centre of Gouda has a sustainable urban fabric with very high esthetical values. In more recent centuries urban renewal and new development have taken place, without taking into account the qualities and features of the urban fabric. For the future the urban design strategy has to fulfil two goals: consolidate the qualities of the urban fabric and stimulate various kinds of urban vitality.

The urban design strategy consists of fifteen objectives for developing urban vitality, taking into account the historic urban fabric.

It emphasises on the development of sites within the historical context formed by the physical development and identity of the town through the ages. The carrying into effect of most objectives is a long term process. Attention is needed continuously to be sure the long term objectives will not be frustrated by short term projects. On the other hand short term projects have to fit in the strategy as a whole.

The strategy is successful when the town appears to be able to keep on developing and renewing a true identity.

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