

PERSPECTIVE

NEWSLETTER OF PERSPECTIVE
A GROUP OF ARCHITECTURAL PRACTICES
WORKING TOGETHER IN EUROPE & ABROAD
WWW.PERSPECTIVE-ARCHITECTURALGROUP.COM

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AUTUMN



THIRTY YEARS BUILDING EUROPE: 30 YEARS OF PERSPECTIVE



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PERSPECTIVE THIRTY YEARS BUILDING EUROPE

At the beginning of 1992 two British architects, Hunter Johnston in London and Colin Douglas in Antwerp, took the decision to involve their practices -Quadriga and ELD in establishing a European network of architectural offices. With a clear understanding of the European Union (not only as a political objective but also as a project for society where all sectors should be involved) they began to define a general concept. The objective was to identify how architects could share their experience and work together on the basis of loyal collaboration and international exchanges. Very soon colleagues from France, Netherlands and Spain showed their willingness to share these ideals and become partners in the adventure.

In August 1992, thirty years ago, PERSPECTIVE EEIG was launched in Brussels. The official presentation was followed by an exhibition of the work developed to date by the five founder practices. Official representatives from the European and Belgian institutions, diplomats and media reporters accompanied and supported this pioneering initiative in European professional networking.

Soon after members from Sweden, Portugal, Germany and Italy joined the group reinforcing the initiative. In this early period, we established the basis

on which Perspective EEIG was defined: legal structure, professional ethics, technological compatibility, fields of expertise and required standards, were contrasted and established. This time of early cooperation began under a common philosophy of partnership and generosity among members.

Shared projects were developed, giving a sense of reality and efficiency to the group and to the individual members. During the following years new partners from other European countries joined the group, including Poland, Ireland and Finland, bringing different interesting approaches as well as increasing energy.

Today, Perspective Architectural Group is based in nine European countries and employs over 250 professionals. In addition to that, we have Strategic Alliances with other practices in the UK, Asia, America and Africa, and we have the capacity to execute complex projects that require a high level of knowledge and expertise.

New approaches to sustainability, natural resources management and modern methods of construction are standard in our projects, as we strive to achieve the best solution for our clients and end users and maintain the highest standards of excellence.

Perspective Architectural Group celebrates its 30th anniversary facing the future with the accumulated

experience of thirty years presence in Europe, having a large portfolio of prominent projects and working with an extraordinary team of creative and enthusiastic people. We look forward to extending our reach and partnerships in other countries and fields of exploration and above all, in future projects or in projects underway, we continue to follow the highest standards of quality, innovation and collaboration that inspired the founders.

Ignacio Sainz de Vicuña

President and founder of Perspective.





ANTWERP TOWER

Antwerp, Belgium

Designed by: PSP Antwerp
in collaboration with Wiel Arets Architects
Client: Matexi nv
Total surface: 59 000 m²
Height: 100,7 m
Function: 240 apartments, offices, retail
Execution: 2017-2021

“Antwerp Tower” is a former office tower dating from 1974, located next to the Flemish Opera and the “De Keyserlei” in the heart of Antwerp. The existing tower building has been completely stripped and transformed into a residential tower with 241 apartments and commercial functions and offices in the building’s base.

The new design relates with the iconic buildings of the city such as the Opera, the Cathedral, the KBC Tower and the Oudaan. Together with the redesign of the “Opera” Square, this project is part of the station environment’s transformation.

The original building from the 1970’s is characterised by a diamond-shaped floor. In the redesign, the footprint of the tower on top of the plinth extends beyond its original dimensions. The tower’s extended floorplan allowed for the creation of loggias in every apartment, as well as the optimisation of living spaces for future residents. In order to create living units that are largely column-free, the original construction has been partially replaced by an alternating structural system of load-bearing walls and columns.

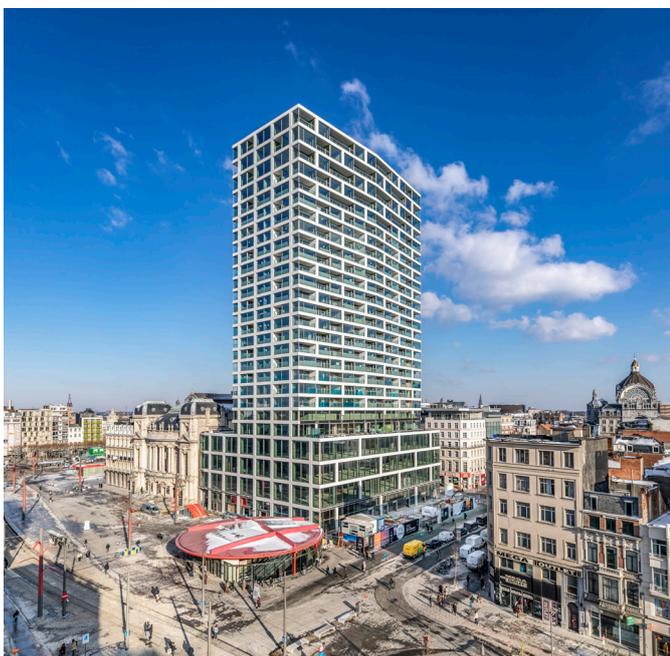
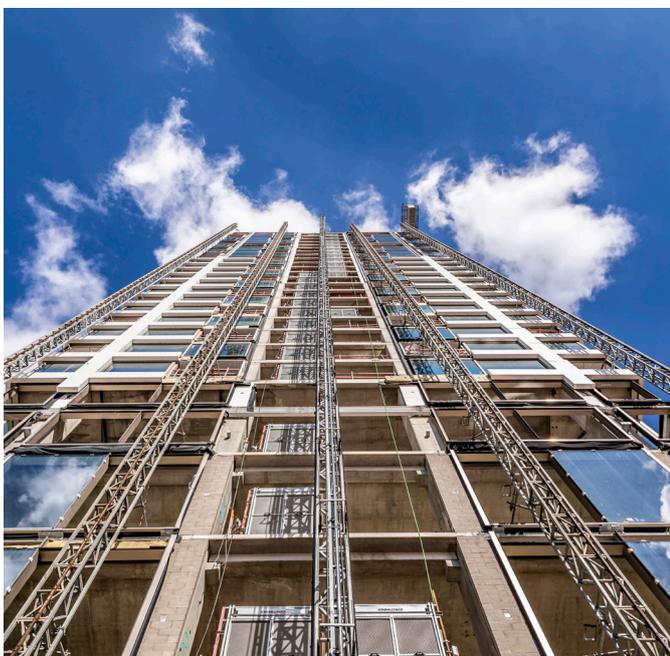
The façade design is open on all four sides and all façades have been given an identical character. The building’s façade is finished with custom produced, polished concrete components. The same material extends into the building’s entrance hall and the interior walls and ceilings of each loggia.

The main entrance for residents and visitors to the restaurant and offices is located along the western façade, right next to the main entrance to the Opera house.

In the lobby, a void extending to the green roof above, allows natural daylight to spill down below.

Centrally located nearby the city’s Central Station, the redesigned Antwerp Tower brings 24/7 energy to this part of town, while creating a work-shop-stay-live destination – for the city residents and visitors.

The Antwerp Tower is an example of sustainability and circularity. During the dismantling of the building, all materials were sorted and recycled to a maximum. The starting point of the design was based on preserving, reusing and transforming the existing shell volume. The new materials are characterised by their durability and demountable assembly.



URBAN REGENERATION

Milan, Italy



Designed by: PSP Milan
Client: Kryalos SGR S.p.A.
Total surface: 938 m² of attic recovery
+ 4000 m² of new building

Function: Residential
Status: In design

PSP Milan has been appointed by Kryalos SGR S.p.A. to conduct an initial assessment identifying opportunities to redevelop the compound of via Costanza, via Gessi and via Leto in Milan, according to Urban planning applicable rules and general real estate market sound requests. Two main interventions have been identified:

- Attics recovery of existing building in via Costanza with new penthouse floor and terraces
- Redevelopment of via Leto building block as residential building with a common ground floor and courtyard

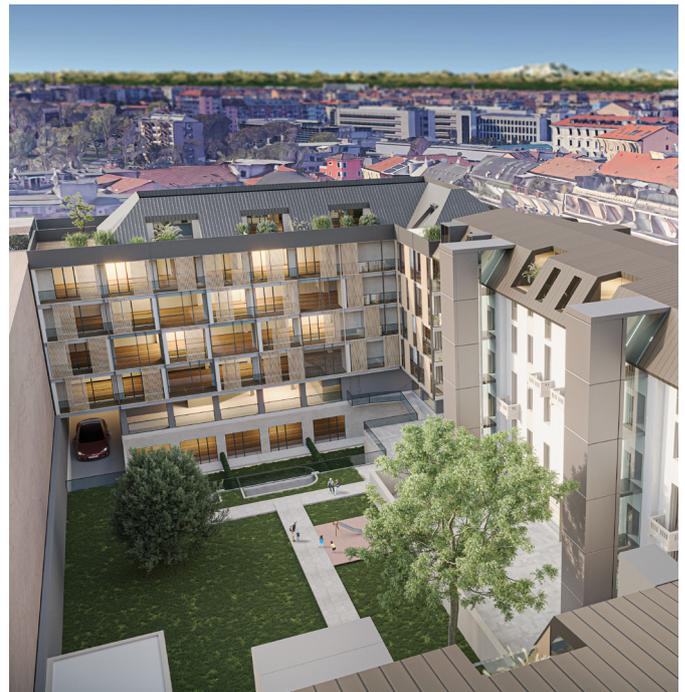
PSP Milan carried out a preliminary feasibility study to understand geometrical footprint and elevations, construction costs, urban charges, planning procedures and timeframe for both interventions.

Attics recovery

Existing attics have been recovered with modification of the shape of the roof changed into a so-called “French roof” with inserted terraces and maintaining the same heights of the existing eaves and ridge without raising the building volume. It was also necessary the integration of external lifts for compliance with current regulations.

Reconversion into residential

Leto office block has been converted back into residential with demolition of existing blocks and construction of a new residential building keeping the maximum height according to Town Planning rules. The project kept the underground floors structures and introduced at ground floor a new common garden in the courtyard together with co-working spaces at the entrance with a brand new contemporary look. With the aim of ensuring a better quality of living spaces a new full-height glass façade has been proposed together with roof top green terraces. The result is an improvement in terms of sustainable building energy performance, amount of natural light, comfort and socialization spaces for the end users.



MARINA ROYALE, INTERIORS

Darłowo, Poland

Designed by: PSP Poznan

Client: POC Partners

Area: ca. 2 000 m² of interiors + ca. 1000 m² of courtyard

Execution: construction in progress

Since year 2018, Perspective Poznan has been involved in the Marina Royale project, comprising construction of 3 apartment buildings, located in Darłówko, Poland, at the very shore of Baltic Sea.

Perspective Poznan has been a building permit designer of structure and MEP and an execution designer in all disciplines for the 2nd and 3rd phase of the development (named Vista Mar & Mira Mar respectively), while the architectural concept and building permit design of the buildings was done by Belgian architectural studio Arcas.

In 2021 Perspective Poznan has been also assigned with the complete design of interior finishing in commercial premises and common areas for Vista Mar, covering the ca. 2000 m² of lobbies, corridors, gym, kid's play and pool with wellness, as well as the ca. 1000 m² green courtyard.

In reference to the refined façade details of the building and following the needs of the Investor and future residents, elegant, bright and high standard-finish spaces have been proposed, matching with seaside atmosphere. Despite the diverse functions – representative lobbies, fitness, pool and spa area, residential corridors, kids play – a consistent character of the interiors has been preserved, with delicate, natural, often beige melange colour palette and a few stronger accents, as well as different light treatment to define each room. The selection of interior finishing materials has been inspired by nature: elements such as quartz sinter and ceramic tiles with marble and sandstone texture, wood-like wall finish, or golden interior signage details, bringing to mind amber glow, have been used. Altogether, these elements create the toned and exquisite feeling of the interiors which can be both functional and chic.

The courtyard appears as a homely, but well-arranged garden, full of different textures, materials and colour. Following the character of the interiors, the paths and terrace are finished with natural materials – beige stones, gravel and wood-like boards. Between the pathways, colourful flowers intersperse wild looking grass and bring in a domestic, garden-like, seaside aura.

Currently the Vista Mar building is in an advanced state of construction and the tender design for Mira Mar has been finished.



HERMOSILLA 111

Madrid, Spain

Designed by: PSP Madrid

Client: Elix SCM Partners SL

Area: 1800 m²

Function: Residential, 20 Apartments

Execution: Completed in June 2022

Perspective Madrid` has completed the works of full refurbishment on the building located at Hermosilla 111, in Madrid, owned by Elix SCM Partners. The original five-floored building has been extended with another 4, to house a total of 20 apartments.

The main façade, hall entrance, staircase and first structural bay were protected and have been preserved and rehabilitated, in order to integrate them in the new configuration of the building. In addition, space has been gained towards the backyard, where a swimming pool and a garden area are located.

The resulting apartments have 1, 2 and 3 bedrooms, including 2 two-bedroom penthouses. These are spacious apartments with high qualities, many of them with private balconies and terraces. The apartments have been intended for rental purpose.

The work has been developed following the LEAN Construction methodology. In this process, the client, the project management and the construction company (Rehbilita) work hand in hand, with weekly meetings to set common objectives and improve the deadlines and profitability of the project. The Lean system, or Production without Losses system, adapted from the Japanese industry, pursues a standard of perfection in projects, eliminating everything that does not add value but consumes resources and time.



EAST TIMOR URBAN PLANNING



Designed by: PSP Lisbon

Client: East Timor Government

Area: 1 491 500 ha

Purpose: Urban Development Municipal Plans

Execution: 2023 onward

Perspective Lisbon has recently been awarded a contract to design and coordinate five land development plans for five districts in East Timor. Urban Planning actions such as these often involve a multi-disciplinary taskforce, NLA and NL Timor invited an experienced scholar team from Lisbon's Technical University comprising architects, urban planners and consulting engineers.

The team is composed with professional key experts and its assistants (Portuguese and Timorese) from Perspective Timor, GERTIL2 (from Lisbon School of Architecture), and VANZA Belenos (local partner). There are around 40 people involved in this project, in particular 2 team leaders, 3 project managers, one coordinator and GIS technical for each municipality.

The total area covered by the five municipal plans is roundabout 14.915 square kilometers with an overall population just under 490.000 inhabitants. For the execution of these development plans, the geographical information is the base for the thematic cartography to be produced. In each of the plans the team needs to acquire, store and structure of all data under Geographical Information Systems (GIS). The GIS work in progress is based on FOSS tools (Free and Open-Source Software) and a geographical database produced on PostgreSQL/PostGIS. This will allow a coordinated response to each plan execution in terms of spatial analysis, developing different scenarios, and thematic mapping. The (semi) automation of many GIS tasks has also been a focus of this project, aiming at structuring each and every phase of the plans: "Characterization and Diagnosis Report", "Spatial Development Framework" and "Environmental Report".

For field data collection a dedicated tablet-support software is used with the adequate technical characteristics so as to guarantee the successful outcome of this job. Preparation of the tablet requires the development of a GIS project for QField (Free and Open-Source Tool).



KILBRIDE COURT RESIDENTIAL DEVELOPMENT

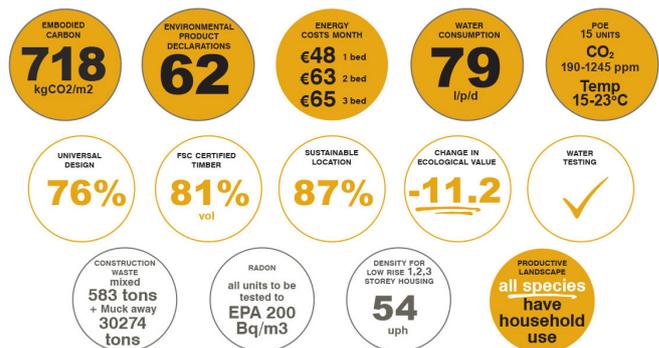
Bray, County Wicklow, Ireland

Designed by: PSP Dublin

Client: Wicklow County Council / Municipal Authority

Function: 42 residential dwellings, 54 units / ha

Execution: 2018 - 2021



○ HPI Methodology ○ National Methodology

Perspective Ireland representation, COADY Architects developed a holistic sustainable approach to the detail design of a 42 dwelling development of social housing for Wicklow County Council (Municipal Authority) at Kilbride Court in Bray, which is the first multi-unit housing project in Ireland to achieve GOLD rating in the Home Performance Index (HPI) developed by the Irish Green Building Council (IGBC). Gaining the highest independently verified green certification in Ireland makes this project the most sustainable housing scheme in Ireland to date.

Jeff Colley, World Green Building Council (WGBC) LIFE Ambassador and Editor of Passive House Plus Journal said:

"Kilbride Court may prove to be one of the most significant projects in the transition towards genuinely sustainable buildings in Ireland. Up till now, so much of the focus in terms of sustainable buildings has been on singular projects - ranging from often overly large, isolated one off houses, to statement public buildings or corporate offices. While these projects often have much to commend them, our focus must shift to the kinds of projects that don't tend to win architectural awards, such as housing schemes and social housing schemes. At surface level, Kilbride Court may not appear particularly merit-worthy. True, it exceeds the requirements of the nZEB standard, but its construction method - cavity wall on conventional strip foundations, hardly screams sustainability. But this misses the point. The main reason Kilbride Court is so significant, is in COADY's extraordinarily tenacious approach to recording and transparently sharing the extent of its environmental impacts. It is exceptional not just in becoming the first multi-unit housing scheme to score HPI Gold rating. It is exceptional because the architect has signed up to have the actual energy performance, temperatures and indoor air quality of the homes monitored, because they went to great lengths to specify water conserving fittings and calculate the homes' predicted water usage and recorded the impact of the project in terms of the biodiversity of the site. The architects pushed to identify and specify products with Environmental Product Declarations (EPDs), which are the building blocks for embodied carbon calculation - an approach which has encouraged more manufacturers to obtain EPDs for their products, and to have the embodied carbon of the project calculated, using not one but two different calculation tools, which has helped demonstrate that both tools produced similar results for the project's embodied carbon scores. The architects have been willing to publish the calculated and recorded information on the scheme's energy performance and broader environmental impacts in forensic detail, warts and all. In certain regards, such as in terms of embodied carbon, it has produced an as-built benchmark for other housing projects. Without this kind of uncompromising honesty and commitment to transparency around how buildings are actually built, and how they actually perform, and attempt to quantify the environmental impacts a project may have pre and post construction, we are still stumbling around in the dark. Projects like Kilbride Court offer illumination, and challenge the industry to open its eyes."

Citybanan

Stockholm, Sweden

Designed by: PSP Stockholm

Client: Trafikverket (Swedish National Transport Administration)

Scope & Function:

- 6 km of rail tunnel for commuter trains
- 2 new underground train stations
- Adaptation of an existing train station
- Connection between new and existing metro

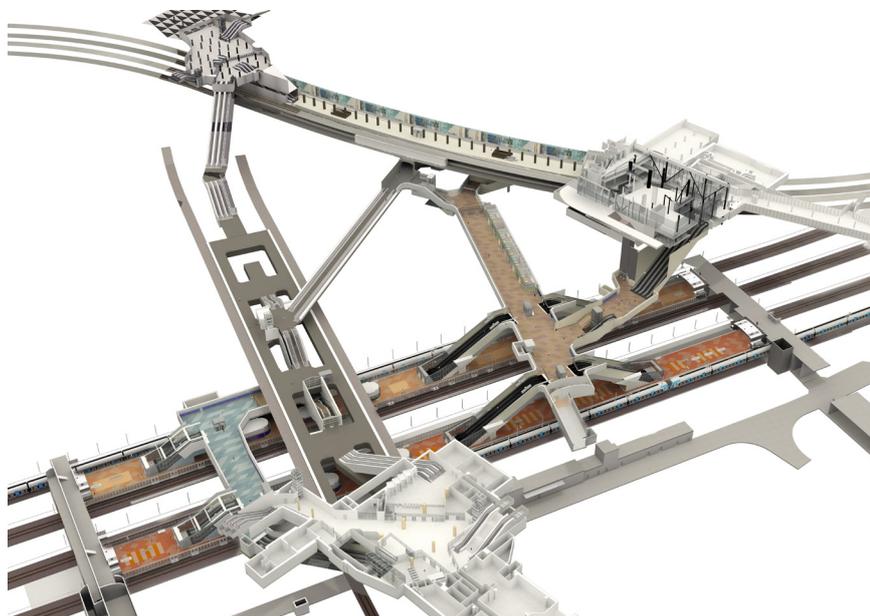
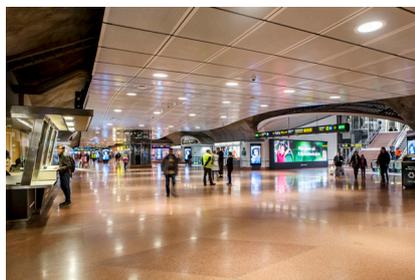
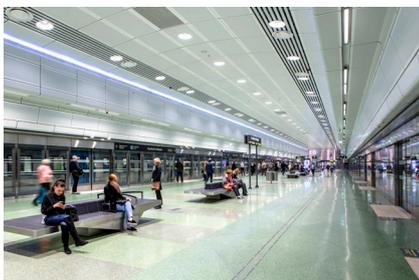
Construction cost: 19,4 billion SEK

First studies: 1989-2003

Investment decision: 2007

Design: 2010-2016

Inauguration: July 2017



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