

# ATRIUM

BREEAM



# ATRIUM

OFFICE TOWER NORTH AND SOUTH AND EXISTING BUILDING, AMSTERDAM

## General description

**The New Atrium is located centrally in the rapidly-developing, largest international high-quality knowledge and business centre of Amsterdam, the Zuidas. This is the commercial centre, which hosts the headquarters of legal offices such as Houthoff Buruma, Boekel & de Neree, Baker & Mackenzie, the WTC Amsterdam and the ABN AMRO and RBS banks. Good vehicle accessibility and parking facilities complementing the public transport system make the area an attractive destination.**

The Atrium complex consists of a trio of existing office towers and two towers to be built (North and South towers). A new underground parking garage is also being realised. The exterior of the existing building is characterised by a combination of natural stone and aluminium curtain wall facades. The new towers are equipped with a slender aluminium curtain wall with floor-to-ceiling glass and a high insulation coefficient. The materials of the external shell have been chosen to be as maintenance-friendly as possible. The five office towers are equipped with a surrounding awning.

The ground floor will contain the central facilities, with hospitality, a fitness centre and the restaurant. The first floor forms the central connecting axis throughout the entire building. This floor will also have the reception and meeting facilities. The offices are situated on the second and subsequent floors.

## BREEAM rating and score

G&S Vastgoed and Icon have drawn up all the explanations and burdens of proof and have presented them to the assessor. A BREEAM-NL design certificate with an 'Excellent' rating is the level of aspiration for the two new office towers. For the three existing office towers the objective is BREEAM-NL In-Use with a 'Very Good' rating.

## Environmentally-friendly design measures

- The materials such as glass, wood, concrete and metal are pure, and when they are treated, only environmentally-friendly materials have been used.
- The entire construction is in concrete, where recycled additive materials have been used.
- Heating and cooling occurs using its own thermal energy storage system, with a connection to NUON's district heating system as a supplement for peak periods. Above the installation space on the roof, almost 1,200 m<sup>2</sup> of photovoltaic panels will be mounted. This will achieve a high CO<sub>2</sub> reduction and a comfortable interior climate.
- The daylight-dependent lighting will be equipped with high-frequency ballast equipment, and will be controlled through presence-detection.
- The lifts will be equipped with energy-efficient motors and will be provided with a system to recover released energy and return it to the electricity grid.
- Only water-saving sanitary fittings will be installed.
- For the water and electricity supply, the building will have a number of individual meters which can be read digitally.
- All floors can be freely and flexibly subdivided. The measures stated yield an EPG value for the South and North towers which are around 15.1% and 15.7% better respectively than the Buildings Decree.
- The ground floor will have a storage area for recyclable waste, and the entrance lobby will have a travel information point with a dynamic travellers information system for public transport.

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## Project information

The building is intended for the multi-tenant rental of facilities spaces on the ground floor, and for office space on the floors above. The location is in Amsterdam's Zuidas, and the design is by MVSA Architects. The consultant for the technical installations is ARUP.

## Key figures

- The overall floor space for the South and North offices is around 18,041 m<sup>2</sup> and 9,475 m<sup>2</sup> respectively. (NEN2580)
- Office Tower South has a user surface area for offices of around 14,800 m<sup>2</sup>, common area of around 841 m<sup>2</sup> and meeting facilities of 1,216 m<sup>2</sup>.
- Office Tower North has a user surface area for offices of around 6,909 m<sup>2</sup>, common area of around 297 m<sup>2</sup> and meeting facilities of 1,174 m<sup>2</sup>.
- The circulation spaces are still to be determined.
- The storage area is around 60 m<sup>2</sup>.
- The total terrain surface area is approx. 0.2 hectares.
- Around 27% of the site is freely accessible and can be used by the local community.
- The total anticipated electricity consumption is 80.9 kWh/m<sup>2</sup> of gross floor area.
- The sustainable electrical energy expected to be generated by the photovoltaic cells is 2 kWh/m<sup>2</sup> of gross floor area.
- The anticipated use of sustainable energy sources for heating is 42.4 kWh/m<sup>2</sup> of gross floor area and for cooling 44.8 kWh/m<sup>2</sup> of gross floor area.
- The expected water consumption is 2.1 m<sup>3</sup> per person per year.
- The expected percentage of water consumption obtained from rainwater or grey water: not applicable.

## During construction, the following steps are being taken to reduce the environmental impact

- A number of measures are being taken to prevent any pollution of adjoining areas.
- Lighting on the construction site is shielded from the adjacent environment.
- Vegetation on the site will be selected such that supplementary irrigation will be unnecessary.
- Energy consumption on the building site will be limited as much as possible through the application of a variety of measures, such as energy-efficient lighting and automatic switching-off of equipment which is not in use.
- Energy and water consumption is being monitored during construction.
- The use of non-toxic and properly-recyclable materials is being encouraged.
- All the wood to be used will hold an FSC hallmark.
- All the building waste will be separated for removal and processing.

## List of pioneered/realised sustainable social or economic measures

Not applicable.

## Ambitions

BREEAM Excellent. In designing the offices, it was the design team's ambition to meet the requirements for achieving the BREEAM Excellent sustainability qualification. Despite the modern transparent design with a great deal of glass, the team did not lose sight of the sustainable and energy-efficient character of the building. The well-thought-out design, the implementation of innovative energy-efficient installations, and a location in a commercial and dynamic environment, will contribute to a pleasant and enjoyable working climate.

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## BREEAM.NL

BREEAM, the acronym for Building Research Establishment Environment Assessment Method, is an assessment method originally developed in Britain by the Building Research Establishment (BRE). The method is used to determine the sustainability of buildings where, depending on the degree of sustainability, one of the following classifications can be attained: Pass, Good, Very Good, Excellent or Outstanding. Because the Dutch version is used here, NL has been added to the title.

## BREEAM.NL categories

The performance level is subdivided into main groups: Management; Health; Energy; Water; Materials, Waste; Land usage and Ecology and Pollution, where each group has been subjected to its own qualitative assessment. Among the sustainable items taken into account in the project's design or used in the project are:

Good daylight provision and view; thermal energy storage (WKO); energy-efficient building EPC > approx. 15.1% and 15.7% respectively better than the Buildings Decree for the South and North towers; high-quality insulation; energy-efficient lifts; energy-efficient interior and exterior lighting; installation of photovoltaic panels on the roof; CO<sub>2</sub>-regulated ventilation in areas with variable occupancy; individually adjustable temperature; individually adjustable lighting installation; good accessibility with public transport (train, tram, metro and bus); covered and lockable bicycle storage space; ecological work protocol; management plan for flora and fauna; water-saving taps, toilets; installation of urinals; FSC-certified wood; CO<sub>2</sub> monitoring of construction traffic and materials; organisation of the building site and roof vegetation which is not dependent on watering with drinking water.

## Costs/benefits

After delivery of the project, the costs and benefits can be compared.

## Tips for subsequent projects

After delivery of the project an evaluation will yield any improvement or attention points or tips.

## Building site visits and design team meetings

The tenants and owner of the complex will be invited regularly to visit the building site, after which the results will be recorded in the reports of the building team meetings. Tenants will also be updated through a weekly newsletter, an app and the website of The New Atrium.

Building/design team meetings will be conducted regularly with all new tenants. As far as possible, all discussions will be held in the site offices or on the construction site.

## Status of the project

Construction of the garage has now started with the application of the sheet piling and foundation piles.

Excavating the construction pit will start shortly.

The expected delivery of the project, including tenants' facilities, is March 2017.

Preparations for the project are running to schedule.

The photo below provides an impression of the existing Atrium building and the location where the parking garage and two new office towers will be built.

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*Last updated: 26 August 2015*



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## Contact us

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